



**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (PUBLIC HEARING)  
AGENDA**

Tuesday, June 4, 2019

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
1. 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD. OFFICIAL PLAN AMENDMENT FILE OP.18.008 ZONING BY-LAW AMENDMENT FILE Z.18.013 VICINITY SOUTH EAST OF REGIONAL ROAD 7 AND KIPLING AVENUE Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. 85 MCKENZIE JV INC. OFFICIAL PLAN AMENDMENT FILE OP.18.023 ZONING BY-LAW AMENDMENT FILE Z.18.039 VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	19
3. 300 ATKINSON INC. OFFICIAL PLAN AMENDMENT FILE OP.19.001 ZONING BY-LAW AMENDMENT FILE Z.19.002 VICINITY OF ATKINSON AVENUE AND CENTRE STREET Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	37

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| 4.   | RUTHERFORD CONTWO INVESTMENTS LIMITED ZONING BY-LAW<br>AMENDMENT FILE Z.15.031 SITE DEVELOPMENT FILE DA.15.074<br>VINCITY OF DUFFERIN STREET AND RUTHERFORD ROAD<br>Information Item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above.   | 55 |
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| 5.   | NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE<br>MAJOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE<br>Z.19.004 DRAFT PLAN OF SUBDIVISION FILE 19T-19V001 VICINITY<br>OF HUNTINGTON ROAD AND MAJOR MACKENZIE DRIVE<br>Information Item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above. | 74 |
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| 6.   | CONDOR PROPERTIES (FENMARCON) INC. ZONING BY-LAW<br>AMENDMENT FILE Z.19.007 DRAFT PLAN OF SUBDIVISION 19T-<br>19V002<br>Information Item from the Deputy City Manager, Planning and Growth<br>Management with respect to the above.   | 89 |

#### 4. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED  
AND VIDEO BROADCAST

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)

## **Committee of the Whole (Public Hearing) Report**

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**DATE:** Tuesday, June 04, 2019

**WARD:** 2

**TITLE: 919819 ONTARIO LTD. AND 1891445 ONTARIO LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.18.008  
ZONING BY-LAW AMENDMENT FILE Z.18.013  
VICINITY SOUTH EAST OF REGIONAL ROAD 7 AND KIPLING  
AVENUE**

**FROM:** Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.18.008 and Z.18.013 for the Subject Lands shown on Attachment 1, to permit the development of a 16-storey residential apartment building comprised of a 6-storey podium and 10-storey tower that includes 178 units, a Floor Space Index (FSI) of 3.8 times the lot area, 181 parking spaces and 636 m<sup>2</sup> of Privately Owned Public Space (POPS), as shown on Attachments 2 to 5.

### **Report Highlights**

- To receive input from the public and the Committee of the Whole on amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a development proposal consisting of a 16-storey residential apartment building comprised of a 6-storey podium and a 10-storey tower that includes 178 units, an FSI of 3.8 times the lot area, 181 parking spaces and 636 m<sup>2</sup> of privately-owned public space (POPS).
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

## **Recommendations**

1. THAT the Public Hearing report for Files OP.18.008 and Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Inc.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.
2. THAT staff continue to review Files OP.18.008 and Z.18.013 (919819 Ontario Ltd. and 1891445 Ontario Inc.) and work with the Owner to resolve the outstanding matters detailed in this report.

## **Background**

The subject lands ('Subject Lands'), shown on Attachment 1 are located on the south side of Regional Road 7, east of Kipling Avenue, and consist of 4 properties municipally known as 5217 and 5225 Regional Road 7, and 26 and 32 Hawman Avenue. The surrounding land uses are shown on Attachment 1.

The Owner hosted a community meeting on May 2, 2019, to inform area residents of the proposal and to discuss any issues and concerns they may have regarding the proposed development.

***Official Plan and Zoning By-law Amendment applications have been submitted in support of the development.***

On April 6, 2018, the Owner submitted the following Applications (the "Applications") for the Subject Lands to permit a high density residential development consisting of one, 16-storey residential apartment building comprised of a 6-storey podium and 10-storey tower that includes 178 units, a Floor Space Index (FSI) of 3.8 times the lot area, 181 parking spaces and a 636 m<sup>2</sup> privately owned public space (POPS) (the "Development"), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.18.008 to redesignate the Subject Lands from "Low-Rise Residential" to "High-Rise Residential" and to amend the "High Rise Residential" land use policies 9.2.2.5 and 9.2.3.6 respecting development adjacent to lands designated "Low Rise Residential" and the development criteria for high-rise residential buildings.
2. Zoning By-law Amendment File Z.18.013 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R2 Residential Zone" to "RA3 Apartment Residential Zone" in the manner shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of this report.



***Based on the review undertaken to date, the Applications are not considered to be consistent with the Provincial Policy Statement (the 'PPS') or conform to the Growth Plan for the Greater Golden Horseshoe, 2019 (the 'Growth Plan') and the York Region and City Official Plans***

- In accordance with Section 2 and 3 of the *Planning Act*, all land use decisions shall have regard to all matters of provincial interest and shall be consistent with PPS and conform to provincial policies.
- The Applications were received on April 6, 2018 and a Notice of Complete Application was sent out the Owner on April 26, 2018 and to the surrounding landowners on June 15, 2018.
- On April 30, 2018, Development Planning Staff met with the Owner to discuss the development proposal at which time staff expressed concerns with the scale of the development being proposed.
- Staff requested the Owner to consider alternative development proposals, as the Development does not conform to VOP 2010 policies because the Subject Lands were not identified for development with this level of intensification. The Owner agreed to consider other options for the site and agreed to suspend the circulation of the applications and to postpone erecting a Notice Sign on the property while discussions continued.
- Based on the information reviewed to-date, the Applications have not demonstrated consistency with the PPS or conform to Growth Plan, Regional and City Official Plans.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was Circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Regional Road 7 and Hawman Avenue frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m of the Subject Lands, plus the expanded notification area as shown on Attachment 1, to the West Woodbridge Homeowners' and the Village of Woodbridge Ratepayers Associations.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments

that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not Applicable

### **Analysis and Options**

#### ***The Subject Lands are identified as being within a Stable Community Area adjacent to a Regional Intensification Corridor***

The Subject Lands are located in a stable Community Area abutting a Regional Intensification Corridor (Regional Road 7) on Schedule 1 - Urban Structure of VOP 2010. Community Areas are considered stable areas with mostly low-rise building forms and a limited level of intensification that is sensitive and compatible with the character of the area form and planned function of the surrounding context.

The north portion of the Subject Lands (5217 and 5225 Regional Road 7) front onto Regional Road 7 (a Regional Intensification Corridor) the remaining portion has frontage on Hawman Avenue (26 and 32 Hawman Avenue).

Regional Intensification Corridors are regional roads which have been identified for higher-order transit investments. New development on the lands fronting onto these roads and that are located in a Community Area, will be designed to respect and reinforce the physical character of the established neighbourhood including appropriate transition to areas of lower intensity development.

The Development will be evaluated in consideration of the above-noted policies in VOP 2010.

#### ***Amendments to VOP 2010 are required to permit the Development***

The Subject Lands are designated “Low-Rise Residential”, which permits single detached, semi-detached, townhouse units, and public or private institutional buildings to a maximum building height of 3-storeys which does not permit the Development.

The Owner is proposing to redesignate the Subject Lands from “Low-Rise Residential” to “High-Rise Residential”, to permit the development of a 16-storey residential apartment building containing 178 units, a Floor Space Index (FSI) of 3.8 times the lot area, and to amend the following “High-Rise Residential” land use policies respecting

development adjacent to lands designated “Low-Rise Residential” and the development criteria for high-rise residential buildings as follows:

- i) Section 9.2.2.5 d) to permit a High-rise Building within 70 metres of an area designated “Low Rise Residential” or on streets that are not arterial streets or Major Collector Streets, whereas High-rise Buildings are not permitted;
- ii) Section 9.23.6 respecting development criteria for high-rise buildings.

The proposed redesignation and amendments to VOP 2010 must be evaluated through a detailed review of the Applications.

***Amendments to Zoning B-law 1-88 are required to permit the Development***

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 1, which does not permit the 16-storey apartment building. The Owner proposes to rezone the Subject Lands to “RA3 Apartment Residential Zone” in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
a.	Maximum Building Height	44 m	50 m (excluding mechanical room)
b.	Minimum Amenity Area	7,480 m <sup>2</sup>	2,953 m <sup>2</sup> (including privately owned public space (POPS))
c.	Minimum Unit Size/Lot Area	67 m <sup>2</sup>	23.5 m <sup>2</sup>

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirements</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone Requirements</b>
d.	Minimum Number of Parking Spaces	<p>178 units @ 1.5 spaces/unit = 267</p> <p>+</p> <p>178 units @ .25 spaces/unit for visitor parking = 45</p> <p>Total Parking Required = 312 spaces</p>	<p>75 units (1 Bdm) @ .95 spaces/unit = 72 spaces</p> <p>+</p> <p>94 units (2 Bdm) @ 1.05 spaces/unit=99 spaces</p> <p>+</p> <p>9 units (3 Bdm) @ 1.05 spaces/unit = 10</p> <p>+</p> <p>178 units @ 0.20 visitor parking spaces/unit = 36</p> <p>Total Parking Proposed = 217 spaces</p>
e.	Minimum Front Yard Setback	7.5 m Regional Road 7	<p>0.60 m above the ground floor along Regional Road 7</p> <p>And</p> <p>1.2 m to the ground floor along Regional Road 7</p>
f.	Location of Loading Area	Loading Areas permitted between a Building and rear lot line	Permit a loading Area located in a side yard
g.	Minimum Landscape Strip Abutting a Street Line	6 m along Regional Road 7	1.2 m along Regional Road 7
h.	Minimum Front Yard Setback to the Underground Parking Garage along Regional Road 7	1.8 m	0 m

The conceptual site plan and building elevations submitted in support of the Applications are shown on Attachments 2 to 5. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

***Through a preliminary review of the Applications, the Development Planning Department has identified a number of matters to be reviewed in further detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and Vaughan Official Plans	<ul style="list-style-type: none"> <li>▪ Based on the information reviewed to-date, the Applications are not considered to be consistent with the Provincial Policy Statement ('PPS') or conform to the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the York Region Official Plan ('YROP'), and the City of Vaughan Official Plan 2010 ('VOP 2010').</li> </ul>
b.	Appropriateness of the Official Plan Amendments and proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to proposed 16-storey residential building use and built form compatibility with the surrounding area.</li> <li>▪ Consideration and review will be given to the proposed north/south connection as it relates to traffic and safety for Hawman Avenue.</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The following studies and reports were submitted in support of the Applications and must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Design and Sustainability Brief</li> <li>– Community Services and Facility Summary</li> <li>– Sun/Shadow Study</li> <li>– Arborist Report</li> <li>– Functional Servicing and Stormwater Management Report</li> <li>– Phase One and Two Environmental Site Assessment</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Geotechnical Investigation</li> <li>- Environmental Soil and Ground Water Quality Investigation</li> <li>- Archaeological Assessment Stage I and II</li> <li>- Noise Impact and Feasibility Study</li> <li>- Pedestrian Wind Study</li> <li>- Traffic Impact Study</li> </ul> <ul style="list-style-type: none"> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
d.	York Region Community Planning and Development Services Department	<ul style="list-style-type: none"> <li>▪ The development proposes a right-in and right-out access driveway along Regional Road 7 and therefore, must be reviewed and approved by the York Region Community Planning and Development Services Department.</li> </ul>
e.	Proximity to Canadian Pacific ("CP") Railway Line and Regional Road 7	<ul style="list-style-type: none"> <li>▪ The Development is in the vicinity of the CP Railway line and abuts Regional Road 7 and must be designed and constructed to mitigate potential road and railway noise. Should the Applications be approved the appropriate warning clauses must be included in all Offers of Purchase and Sale or Lease, and in the title deed or lease of each dwelling.</li> </ul>
f.	Future Site Development and Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ Should the Applications be approved a Site Development Application will be required and will be reviewed in consideration of but not limited to, appropriate building and site design, access pedestrian connectivity, vehicular access, and movement, internal traffic circulation, shadow and lighting spillage to neighbouring properties, stormwater management, and servicing and grading.</li> <li>▪ If the Applications are approved the Owner will be required to submit a future Draft Plan of Condominium application to facilitate the proposed standard condominium tenure for the development.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
g.	Infill Development in Established Low-Rise Residential Neighbourhoods	<ul style="list-style-type: none"> <li>▪ Vaughan Council adopted the Urban Design Guidelines ('Guidelines') for Infill Development in Established Low-Rise Residential Neighbourhoods on October 19, 2016 and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study") on April 19, 2017</li> <li>▪ On September 27, 2018, Council adopted Official Plan Amendment ('OPA') Number 15 to implement the Study. OPA Number 15 has been forwarded to York Region for approval.</li> <li>▪ The Guidelines and Study identify the Subject Lands as being within an "Established Low-Rise Residential Neighbourhood" in a "Stable Community Area", with a portion abutting an arterial road (Regional Road 7)</li> <li>▪ As an infill development, the Applications will be reviewed in consideration of the Guidelines and Council adopted OPA Number 15.</li> </ul>
h.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>▪ The Development will be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.</li> </ul>
j.	Parkland Dedication	<ul style="list-style-type: none"> <li>▪ The Owner will be required to pay to the City of Vaughan a cash-in-lieu of the dedication of parkland dedication, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy should the Applications be</li> </ul>

	MATTERS TO BE REVIEWED	COMMENT(S)
		approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Department, Real Estate Division.
k.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity for the Subject Lands.</li> </ul>
l.	Section 37 (Density Bonusing)	<ul style="list-style-type: none"> <li>The proposed development exceeds the maximum permitted building height and density identified in VOP 2010. The <i>Planning Act</i>, the policies in VOP 2010 and the City of Vaughan Implementation Guidelines for Section 37 permit an increase in building height and density in exchange for community benefits. The request for increased building height and density will be reviewed in accordance with the City’s Section 37 policies and Implementation Guidelines. Should the Applications be approved, the implementing Zoning By-law shall include provisions regarding a density bonusing Agreement, to the satisfaction of the City of Vaughan.</li> </ul>

### **Financial Impact**

Not Applicable

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues or comments received from the Region will be addressed through the technical report to Council. The Owner has not submitted a request for exemption of Regional approval of the Official Plan Amendment Application.



## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

## **Attachments**

1. Location Map
2. Conceptual Site Plan and Zoning
3. Landscape Plan
4. Elevation Plan: North and South
5. Elevation Plan: East and West

## **Prepared by**

Eugene Fera, Senior Planner, ext. 8003

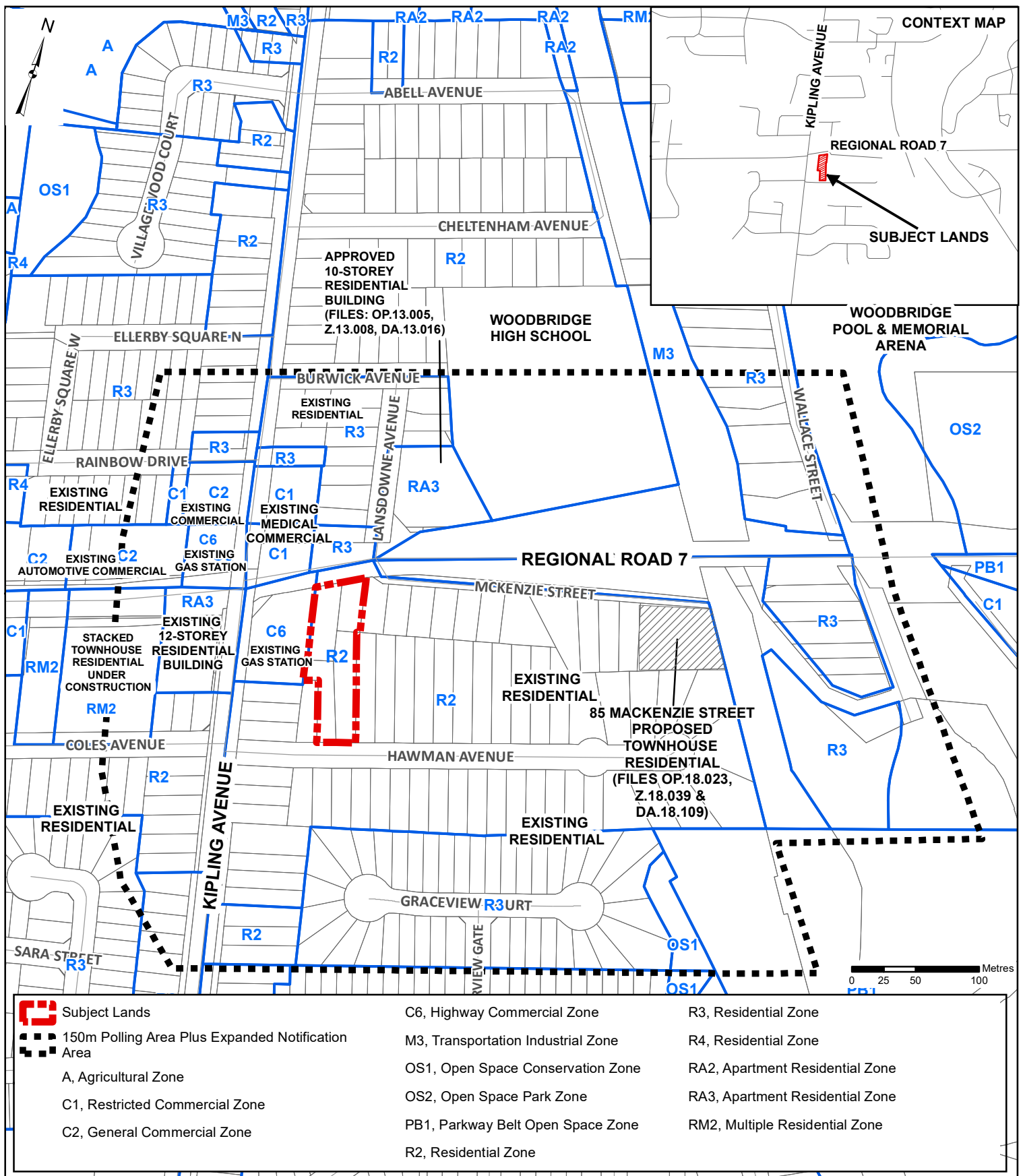
Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

Bill Kiru, Director of Policy Planning & Environmental Sustainability ext. 8633

/CM



# Location Map

**Location:**  
Part of Lot 5, Concession 7

**Applicant:**  
919819 Ontario Ltd. & 1891445 Ontario Inc.



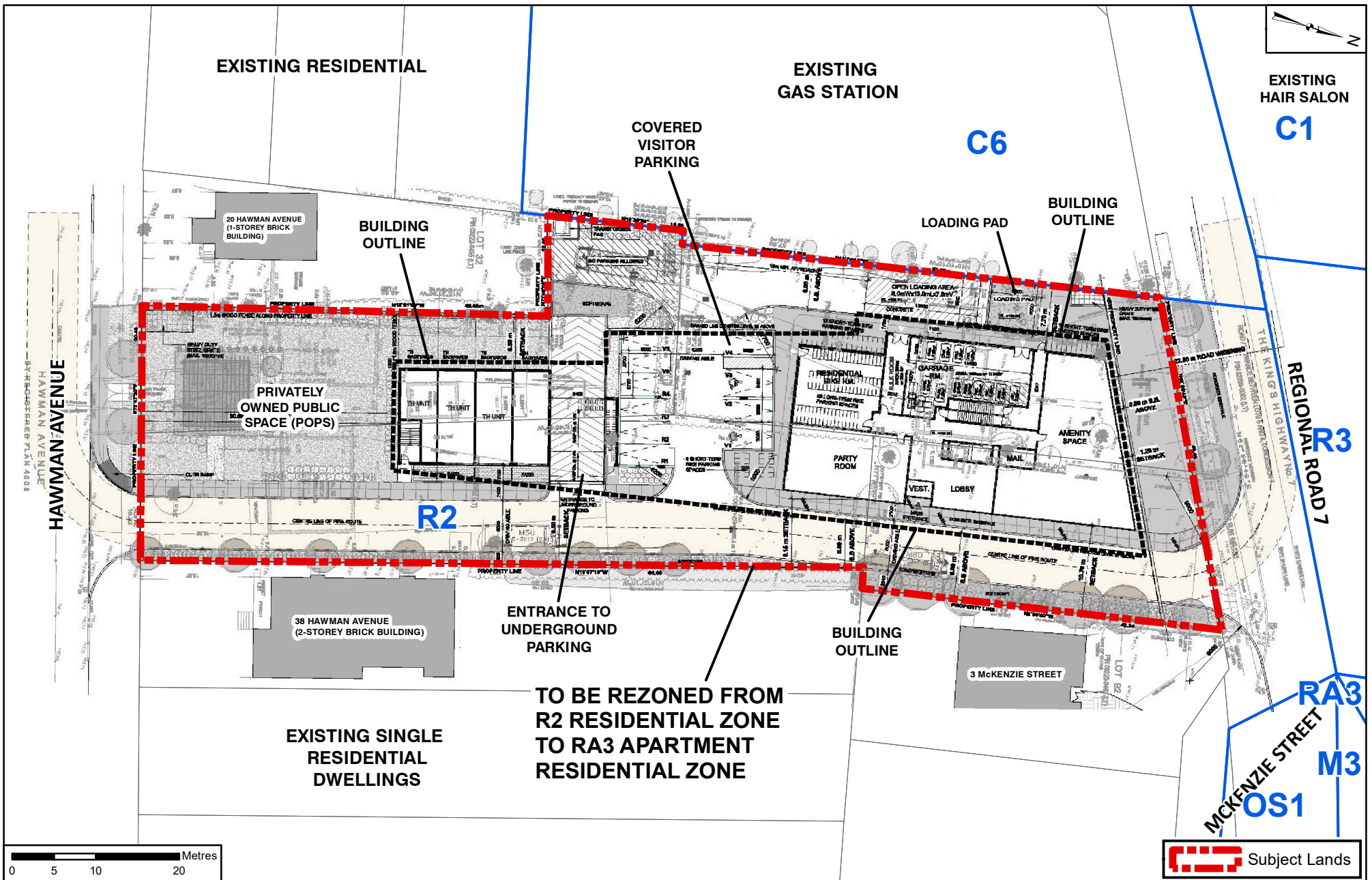
Page 14

# Attachment

**FILES:** OP.18.008 &  
Z.18.013

**DATE:**  
June 4, 2019

1



# Conceptual Site Plan and Zoning

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
919819 Ontario Ltd. and 1891445 Ontario Inc.

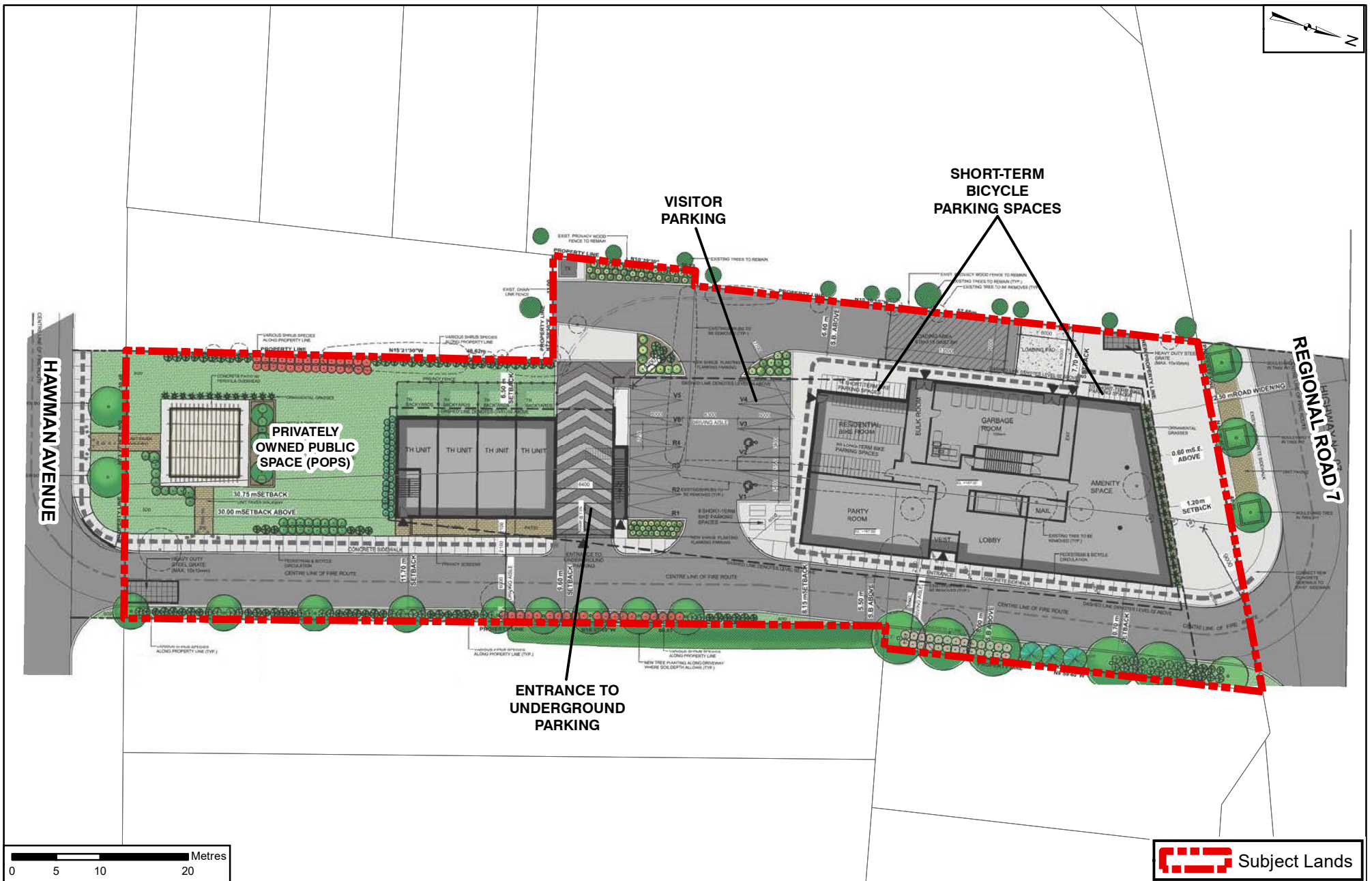
## Attachment

**FILES:**  
OP.18.008, Z.18.013

**DATE:**  
June 4, 2019

2





# Landscape Plan

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
919819 Ontario Ltd. and 1891445 Ontario Inc.

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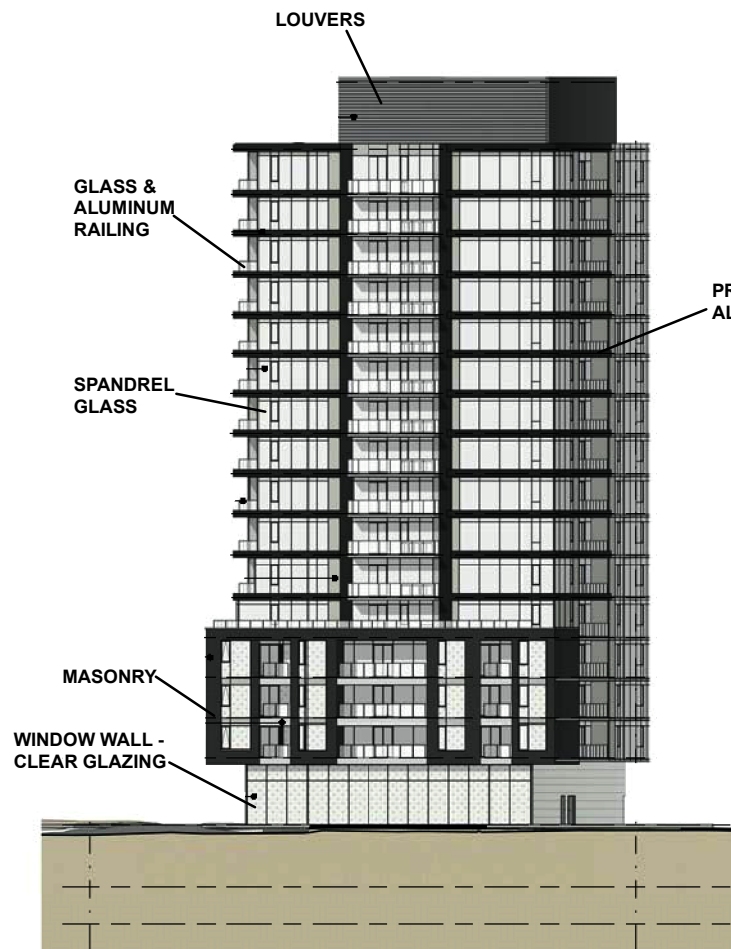
## Attachment

**FILES:**  
OP.18.008, Z.18.013

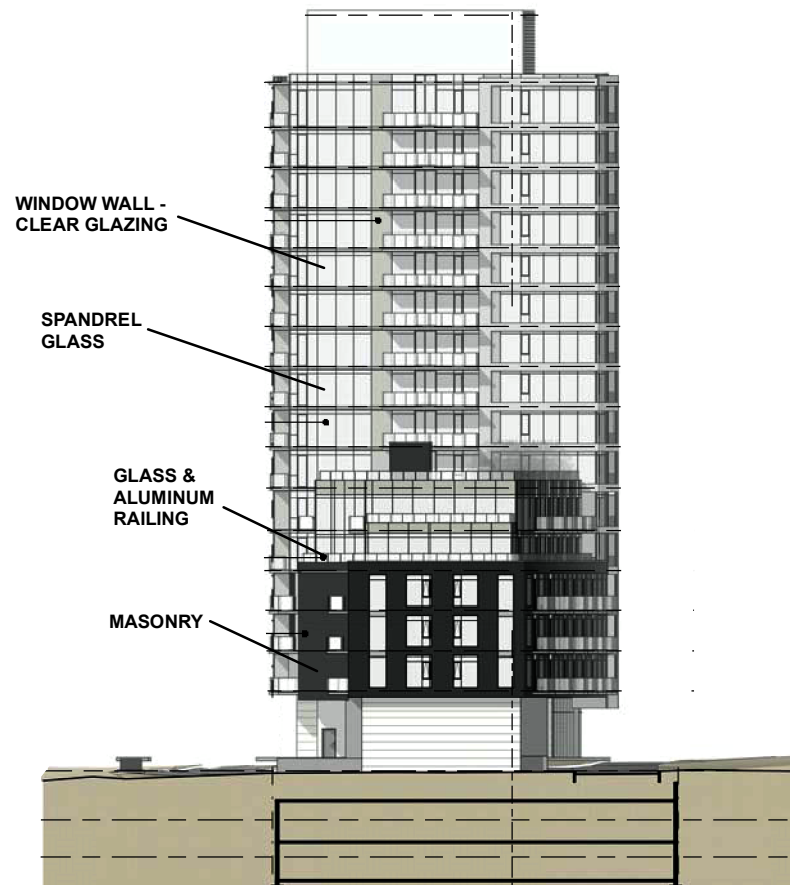
**DATE:**  
June 4, 2019

**3**

Created on: 4/30/2019



NORTH ELEVATION - FACING REGIONAL ROAD 7



SOUTH ELEVATION - FACING HAWMAN AVENUE

## Elevation Plan: North & South

**LOCATION:**  
Part Lot 5, Concession 7

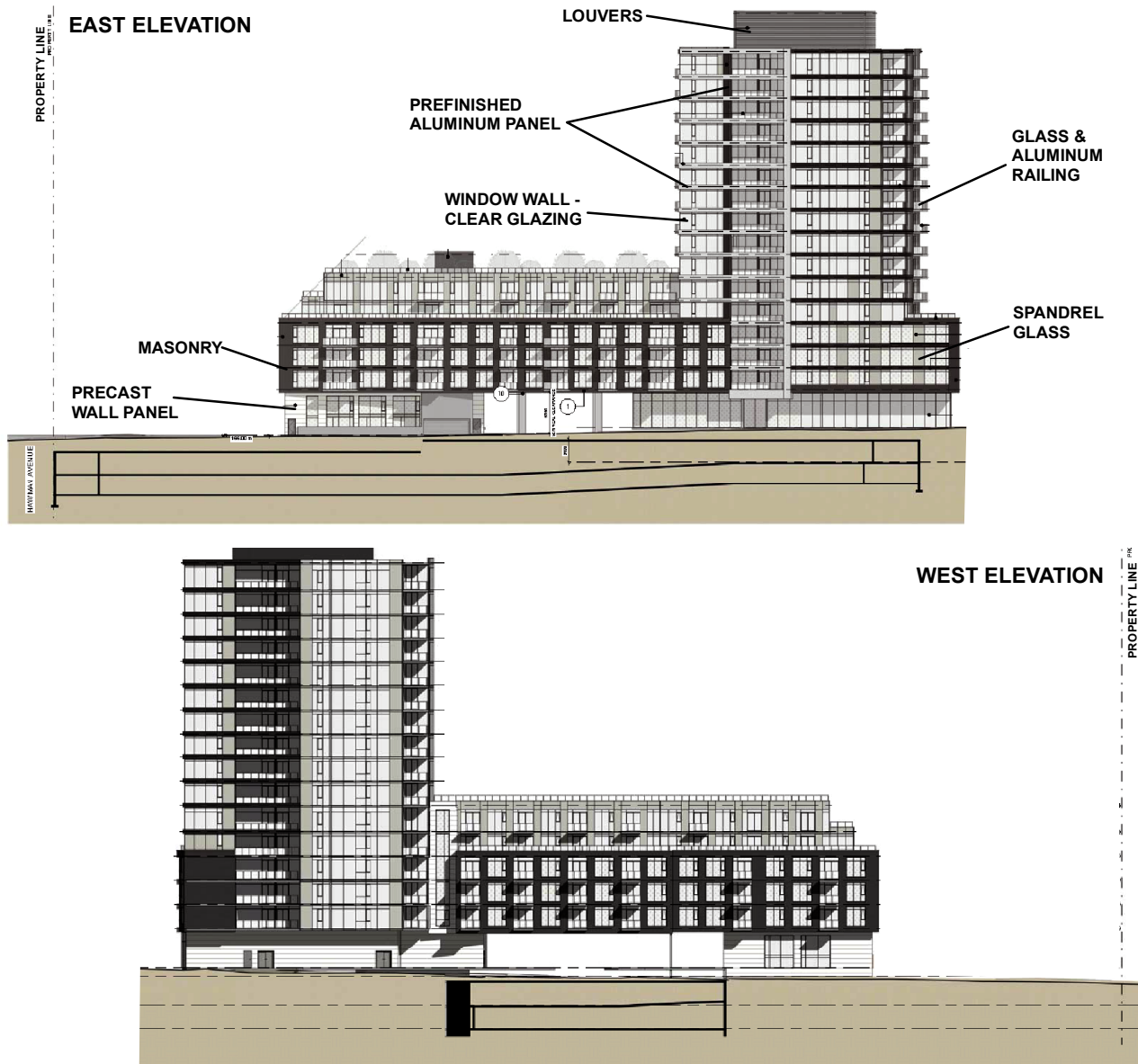
**APPLICANT:**  
919819 Ontario Ltd. and 1891445 Ontario Inc.

## Attachment

**FILES:**  
OP.18.008, Z.18.013

**DATE:**  
June 4, 2019

4



## Elevation Plan: East & West

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
919819 Ontario Ltd. and 1891445 Ontario Inc.

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## Attachment

**FILES:**  
OP.18.008, Z.18.013

**DATE:**  
June 4, 2019

**5**

Created on: 4/23/2019

## **Committee of the Whole (Public Hearing) Report**

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**DATE:** Tuesday, June 04, 2019

**WARD:** 2

**TITLE: 85 MCKENZIE JV INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.18.023**

**ZONING BY-LAW AMENDMENT FILE Z.18.039**

**VICINITY OF REGIONAL ROAD 7 AND KIPLING AVENUE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan Amendment and Zoning By-law Amendment Files OP.18.023 and Z.18.039 for the Subject Lands shown on Attachment 1, to permit the development of a back-to-back stacked townhouse block, containing 6 dwelling units, as shown on Attachments 2 to 5.

### **Report Highlights**

- To receive input from the public and Committee of the Whole on amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a development proposal consisting of a 3-storey, back-to-back stacked townhouse block, containing six (6) dwelling units with access onto McKenzie Street, fronting onto an internal private driveway.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

### **Recommendations**

1. THAT the Public Hearing report for Official Plan Amendment and Zoning By-law Amendment Files OP.18.023 and Z.18.039 (85 McKenzie JV Inc.) BE

RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

2. THAT staff continue to review Official Plan Amendment and Zoning By-law Amendment Files OP.18.023 and Z.18.039 (85 McKenzie JV Inc.) and work with the Owner to resolve the outstanding matters detailed in this report.

## **Background**

The Subject Lands (the 'Subject Lands') shown on Attachment 1 are located on the south side of McKenzie Street, a window street which runs parallel to Regional Road 7, east of Kipling Avenue, and are municipally known as 85 McKenzie Street. The Subject Lands include an existing single detached dwelling and accessory structures, which are proposed to be demolished. The surrounding land uses are shown on Attachment 1.

### ***Official Plan Amendment and Zoning By-law Amendment applications have been submitted to permit the proposed development***

On December 21, 2018, the Owner submitted the following applications (the 'Applications') for the Subject Lands, to permit the development of a 3-storey, back-to-back stacked townhouse block, containing six (6) dwelling units with access on to McKenzie Street (the 'Development'), as shown on Attachments 2 to 5:

1. Official Plan Amendment File OP.18.023 to amend Vaughan Official Plan 2010 ('VOP 2010'), to permit a back-to-back stacked townhouse block in the "Low-Rise Residential" and "Natural Area" designations.
2. Zoning By-law Amendment File Z.18.039 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R2 Residential Zone" to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

### ***Related Site Development File DA.18.109 has also been submitted to facilitate the Development***

A related Site Development Application (File DA.18.109) has been submitted together with the Applications to facilitate the Development.

Access to the Subject Lands is proposed from the existing McKenzie Street right-of-way through a private driveway that allows for vehicular access to each of the six garages (one per unit) provided at the ground level.

Four of the six proposed dwelling units are comprised of two levels that occupy the first two storeys of the building and have a private garage with two (2) parking spaces each. The remaining two dwelling units are one level and occupy the third storey of the



building and have a private garage with three (3) parking spaces each. Two (2) additional parking spaces are provided on each private driveway and four (4) shared visitor parking spaces are provided on site, as shown on Attachments 2 and 5.

Resident and visitor access to each of the dwelling units in the building is provided by three (3) communal access points as shown on Attachments 2 to 4. Each of the two-level units also have an individual private access direct to the outside from the ground level as shown on Attachments 2 to 4.

A communal mailbox and a curbside garbage pickup area are proposed on McKenzie Street, in front of the Subject Lands, as shown on Attachment 2.

A terrace/balcony is proposed for each unit which is intended to function as individual private amenity space. The landscaped areas to the east and south are also proposed to provide a form of passive communal amenity space.

***Based on the review undertaken to date, the Applications are not considered to be consistent with the Provincial Policy Statement 2014 (the 'PPS') or conform to the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan') and the York Region and City Official Plans***

- In accordance with Sections 2 and 3 of the *Planning Act*, all land use decisions shall have regard to all matters of provincial interest and shall be consistent with the PPS and conform to provincial policies.
- The Applications were received on December 21, 2018 and the remaining supporting documents were received on January 25, 2019 and February 14, 2019. A Notice of Complete Application was sent to the Owner on February 15, 2019 and to the Public on February 21, 2019.
- Based on the information reviewed to-date, the Applications have not demonstrated consistency with the PPS or conformity to the Growth Plan, Regional and City Official Plans.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed along the McKenzie Street frontage in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, plus the expanded notification area as shown on Attachment 1, the West Woodbridge Homeowners' Association and the Village of Woodbridge Ratepayers' Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not Applicable.

### **Analysis and Options**

#### ***The Subject Lands are identified as being within a Stable Community Area adjacent to a Regional Intensification Corridor***

The Subject Lands are situated in a Stable Community Area that is adjacent to but located outside of the Primary Intensification Corridor (Regional Road 7) identified on Schedule 1 - Urban Structure of VOP 2010.

Community Areas are considered stable areas with mostly low-rise building forms and a limited level of intensification that is sensitive and compatible with the character of the area form and planned function of the surrounding context.

Policy 2.2.5.9 of VOP 2010 states that properties that are rear-lotted against a Regional Corridor or those that have frontage on a window street parallel to a Regional Corridor (as is the case for the Subject Lands), are generally not considered appropriate for intensification and the Key Development Areas policies in VOP 2010 that support intensification of these areas, do not apply, unless a secondary plan has been prepared to recognize land consolidation opportunities.

The Development will be evaluated in consideration of the above-noted policies in VOP 2010.

#### ***The Subject Lands are partially located within "Built-Up Valley Lands"***

The north and east portions of the Subject Lands are located within "Built-Up Valley Lands" as identified on Schedule 2 - Natural Heritage Network of VOP 2010, which recognize existing developed lands located below the physical top of bank, such that minor alterations and/or limited new development may be permitted with restrictions (Policy 3.2.3.1.a.iii.). Confirmation of the precise limits of the "Built-Up Valley Lands" on

the Subject Lands will be determined in the City's review of the Applications.

***Amendments to the “Low-Rise Residential” designation of Vaughan Official Plan 2010 are required to permit the Development***

The majority of the Subject Lands is designated “Low-Rise Residential” and a portion along the east lot line is designated “Natural Area” by VOP 2010. The “Low-Rise Residential” designation permits single detached, semi-detached and townhouse units and the “Natural Area” designation consists of natural heritage components that include, but are not limited to, valley and stream corridors, wetlands, woodlands, and significant wildlife habitat and their minimum vegetation protection zones.

The proposed back-to-back stacked townhouse block is not a permitted use in the “Low-Rise Residential” designation.

Furthermore, it appears that the proposed private driveway along the east side of the Subject Lands is partially located within the “Natural Area” designation. Although development is not permitted within the “Natural Areas” designation, City staff have determined during a site visit conducted on March 19, 2019, that the hedgerow of individually planted trees that coincides with this designation on the Subject Lands, was not considered to meet the policy criteria of VOP 2010 for designation as “Natural Areas”.

Policy 3.2.3.2 of VOP 2010 states that the policy text respecting the Natural Heritage Network prevails over the mapping shown on Schedule 2 – Natural Heritage Network of VOP 2010 in determining the Natural Heritage Network. Policy 3.2.3.2 also states that identification of elements comprising the Natural Heritage Network is an ongoing process and as such the Natural Heritage Network identified on Schedule 2 – Natural Heritage Network is based on the best information available. Based on the visual verification undertaken by staff on-site, the removal of the “Natural Areas” designation on the Subject Lands is being considered, through the review of the Applications.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 1, which does not permit back-to-back stacked townhouses. The Owner proposes to rezone the Subject Lands to “RM2 Multiple Residential Zone” in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
a.	Maximum Building Height	11 m	11.57 m
b.	Minimum Amenity Area	360 m <sup>2</sup> (90 m <sup>2</sup> x 4 three-bedroom units) + 220 m <sup>2</sup> (110 m <sup>2</sup> x 2 four-bedroom units) = 580 m <sup>2</sup>	52 m <sup>2</sup> per unit = 312 m <sup>2</sup>
c.	Minimum Width of Landscaping Around the Periphery of an Outdoor Parking Area	3 m	2.25 m (visitor parking space at southwest corner)
d.	Minimum Height of Landscape Screening Around an Outdoor Parking Area	1.2 m	0 m
e.	Surface of Outdoor Parking Areas, Aisles, and Driveways	Hot-Mix Asphalt or Concrete with Adequate Drainage	Unit Pavers

The conceptual site plan and building elevations submitted in support of the Applications are shown on Attachments 2 to 5. Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

***Through a preliminary review of the Applications, the Development Planning Department has identified matters to be reviewed in further detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>▪ Based on the review undertaken to-date, the Applications are not considered to be consistent with the Provincial Policy Statement 2014 ('PPS') or conform to the Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), and the policies of the York Region Official Plan ('YROP'), and the City of Vaughan Official Plan ('VOP 2010').</li> <li>▪ The impact of the removal on the "Natural Areas" designation, if any, along the eastern portion of the Subject Lands will be considered in the City's review of the Applications.</li> <li>▪ Confirmation of the limits of the "Built-Up Valley Lands" on the Subject Lands will be determined through the review of the Applications.</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachment 2, will be reviewed in consideration of the existing and planned surrounding land uses with particular consideration given to the proposed back-to-back stacked townhouse use and built-form compatibility with the surrounding area.</li> <li>▪ Consideration of the "OS1 Open Space Conservation Zone" for the portion of the Subject Lands designated "Natural Area" and/or any additional land that may be conveyed for public purposes (i.e. TRCA or the City).</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The following studies and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> <li>– Planning Justification Report</li> <li>– Arborist Report</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Functional Servicing and Stormwater Management Report</li> <li>- Phase One Environmental Site Assessment</li> <li>- Geotechnical/Slope Stability Investigation</li> <li>- Environmental Soil and Ground Water Quality Investigation</li> <li>- Infiltration Test Results Report</li> <li>- Noise and Vibration Impact Study</li> <li>- Community Services and Facilities Study</li> <li>- Urban Design Brief</li> </ul> <ul style="list-style-type: none"> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
d.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are partially located within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> <li>▪ The proposed top-of-slope along the east property line of the Subject Lands as shown on Attachment 2, must be confirmed by TRCA.</li> <li>▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication / conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the related Site Development Application.</li> </ul>
e.	Existing Trees	<ul style="list-style-type: none"> <li>▪ The Tree Inventory, Preservation, and Removal Plan and Arborist Report submitted in support of the Applications must be reviewed and approved by the Development Planning Department, Urban Design and Cultural Heritage Division, the Transportation Services, Parks, and Forestry Operations Department, Forestry and Horticulture Division, and the Parks Development Department. Should it be determined that the tree removals be approved, then the appropriate compensation in accordance with the City's Council adopted</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		Tree Protection Protocol and Tree Protection By-law 052-2018, will be required.
f.	Proximity to Canadian Pacific ('CP') Railway Line	<ul style="list-style-type: none"> <li>▪ The Applications have been circulated to CP for review and comment as the Subject Lands abut the CP Railway Mactier Subdivision to the east, as shown on Attachments 1 and 2, which is classified as a principal main line.</li> <li>▪ The Owner proposes a 15 m setback to the CP Railway Line is proposed, as shown on Attachment 2. CP must confirm the minimum setback distance requirement from the railway right-of-way to the Development.</li> <li>▪ The Development must be designed and constructed to mitigate potential railway noise, and the appropriate warning clauses must be inserted in all Offers to Purchase, Agreements of Purchase and Sale or Lease, and in the title deed or lease of each dwelling, should the Applications be approved.</li> </ul>
g.	Related Site Development Application	<ul style="list-style-type: none"> <li>▪ The Owner has submitted related Site Development File DA.18.109 for the proposed Development as shown on Attachments 2 to 5, which will be reviewed comprehensively and concurrently with the subject Applications. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>– Appropriate built form, building elevations and materials, site design, and enhanced landscaping</li> <li>– The relationship of the building setbacks, height and design with the immediate area</li> <li>– Pedestrian and barrier-free accessibility to / from and throughout the site</li> <li>– Provision of accessible parking on the site in accordance with the requirements of Ontario Regulation 413/12, made under the <i>Accessibility for Ontarians with Disabilities Act</i>, which cannot be varied</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>- Site circulation, proper vehicular access and turning movements</li> <li>- Vehicular turning movements (including service vehicles such as fire and garbage trucks) on the proposed driveway</li> <li>- Traffic and parking impacts of the proposed development on the immediate residential neighbourhood</li> <li>- Integration of the proposed development with the existing and future development in the community</li> <li>- Provision of sufficient snow storage area(s)</li> <li>- Implementation of appropriate waste collection design standards, stormwater management, and site servicing and grading</li> <li>- Proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.</li> </ul>
h.	Future Draft Plan of Condominium Application	<ul style="list-style-type: none"> <li>▪ The Owner will be required to submit a future Draft Plan of Condominium application to facilitate the proposed standard condominium tenure for the development, if the applications are approved.</li> </ul>
i.	Infill Development in Established Low-Rise Residential Neighbourhoods	<ul style="list-style-type: none"> <li>▪ Vaughan Council adopted Urban Design Guidelines ('Guidelines') for Infill Development in Established Low-Rise Residential Neighbourhoods on October 19, 2016 and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study") on April 19, 2017</li> <li>▪ On September 27, 2018 adopted an Official Plan Amendment ('OPA') Number 15 to implement the Study. OPA Number 15 has been forwarded to York Region for approval.</li> <li>▪ The Guidelines and Study identify the Subject Lands as being within an "Established Low-Rise Residential Neighbourhood" in a "Stable Community Area".</li> </ul>



	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>As an infill development, the Applications will be reviewed in consideration of the Guidelines and Council adopted OPA Number 15.</li> </ul>
j.	Urban Design Guidelines	<ul style="list-style-type: none"> <li>The Development will also be reviewed in consideration of the City of Vaughan City-Wide Urban Design Guidelines.</li> </ul>
k.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.</li> <li>In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.</li> </ul>
l.	Cultural Heritage	<ul style="list-style-type: none"> <li>A portion of the Subject Lands is located within an area identified as being of high archaeological potential in the City's database of archaeological resources.</li> <li>As such, the Applications will be reviewed in consideration of any Cultural Heritage impacts, including archaeological resources.</li> </ul>
m.	Parkland Dedication	<ul style="list-style-type: none"> <li>The Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Department, Real Estate Division.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
n.	Allocation and Servicing	<ul style="list-style-type: none"> <li>▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has made a request to York Region to exempt the Official Plan Amendment Application from York Region Approval. To date, York Region has not issued a decision regarding the exemption request. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Letizia D’Addario, Planner, Development Planning Department, ext. 8213.

### **Attachments**

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Building Elevations – North and East
4. Building Elevations – South and West
5. Landscape Plan

**Prepared by**

Letizia D'Addario, Planner, ext. 2813

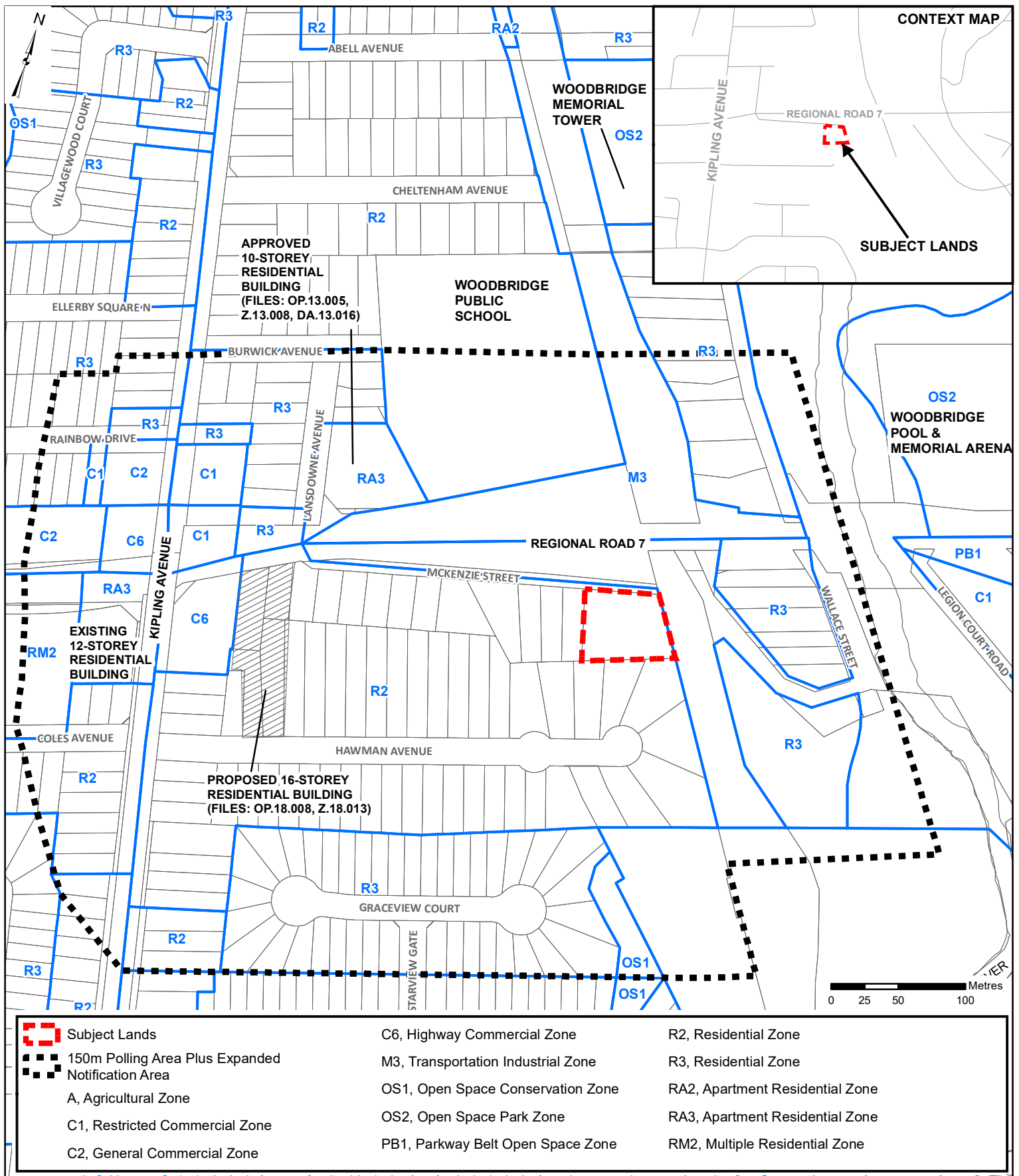
Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

Bill Kiru, Director of Policy Planning and Environmental Sustainability, ext. 8633

/CM



## Context and Location Map

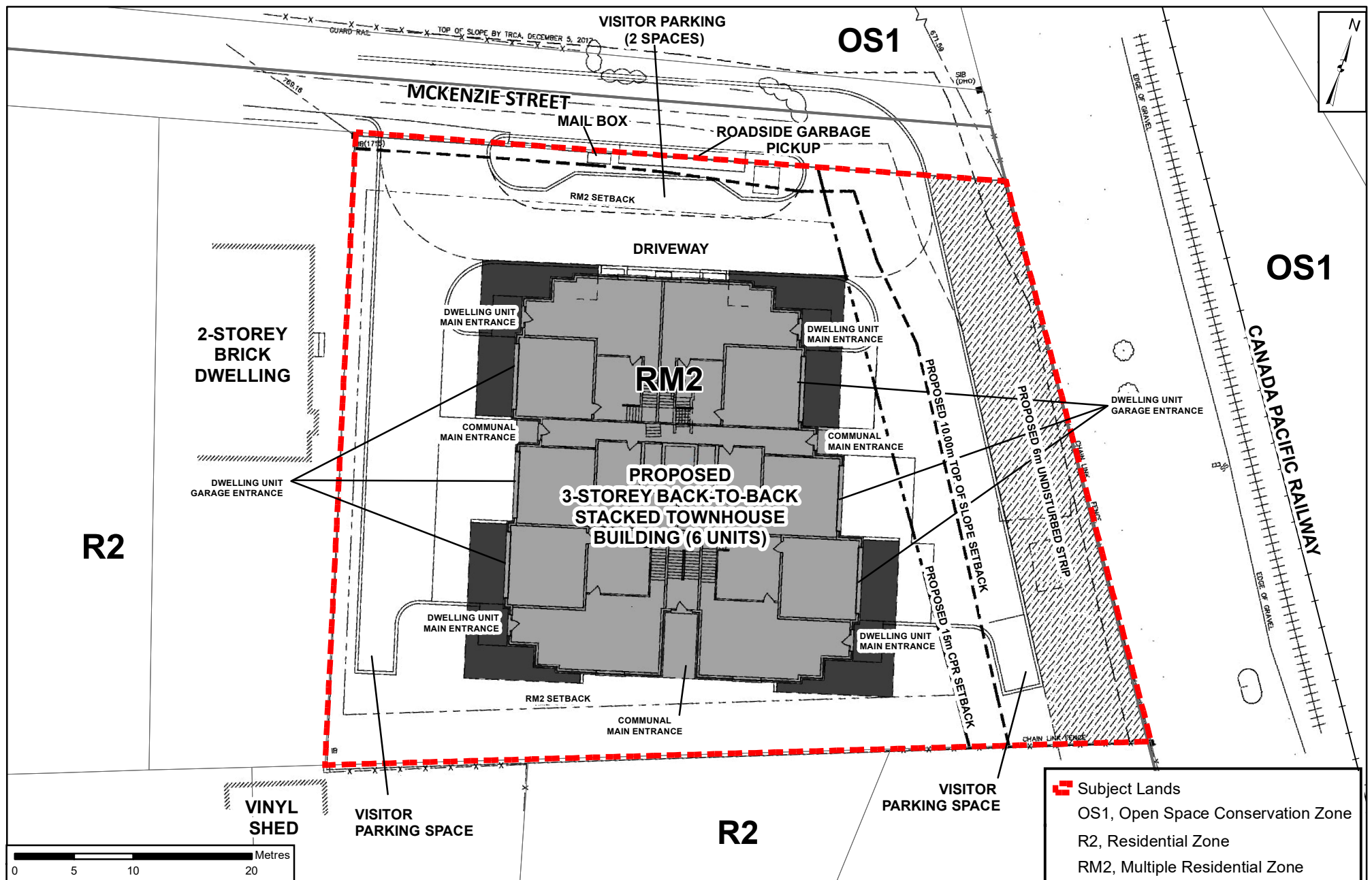
## Attachment

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
85 McKenzie JV Inc.

**FILES:**  
OP.18.023, Z.18.039, DA.18.109

**DATE:**  
June 4, 2019



# Conceptual Site Plan and Proposed Zoning

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
85 McKenzie JV Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.109\DA.18.109\_C\_SitePlan.mxd

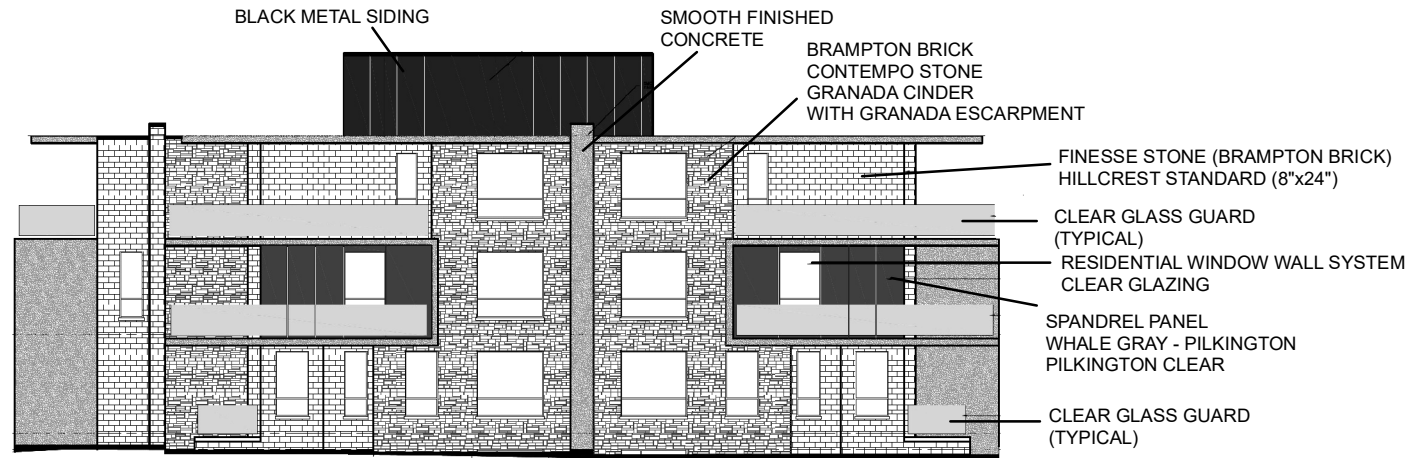
## Attachment

**FILES:**  
OP.18.023, Z.18.039, DA.18.109

**DATE:**  
June 4, 2019

**2**

Created on: 4/23/2019



NORTH ELEVATION (FACING MCKENZIE STREET)



EAST ELEVATION (FACING CANADIAN PACIFIC RAILWAY LINE)

## Building Elevations - North and East

**LOCATION:**  
Part Lot 5, Concession 7

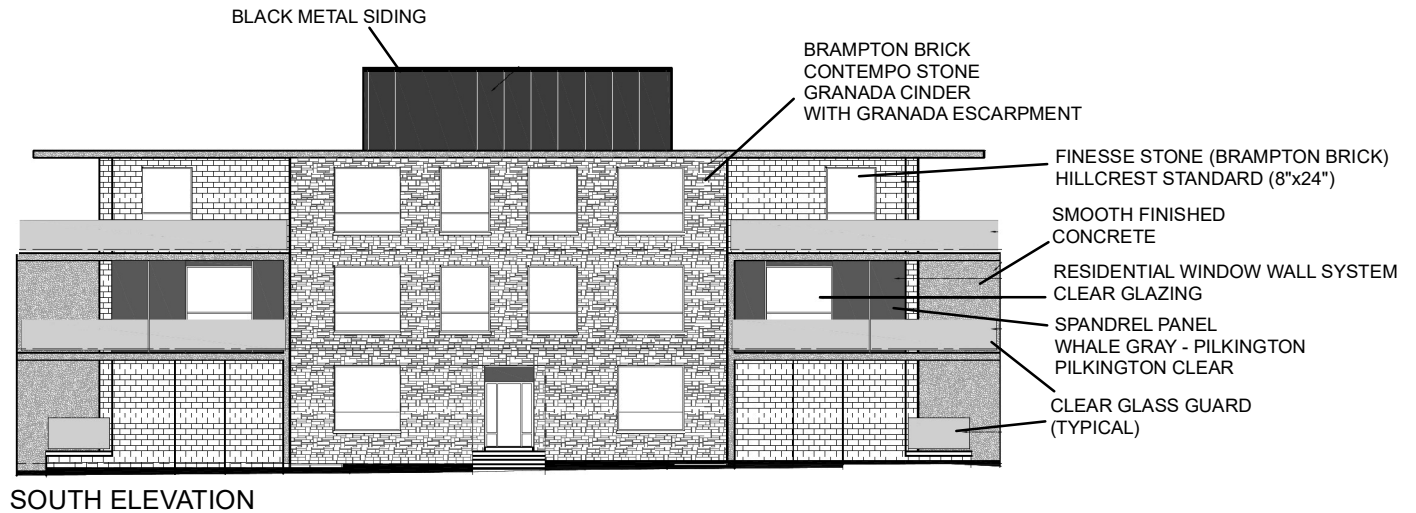
**APPLICANT:**  
85 McKenzie JV Inc.

## Attachment

**FILES:**  
OP.18.023, Z.18.039, DA.18.109

**DATE:**  
June 4, 2019

3



## Building Elevations - South and West

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
85 McKenzie JV Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.109\DA.18.109\_C\_ElevationsSW.mxd

Attachment

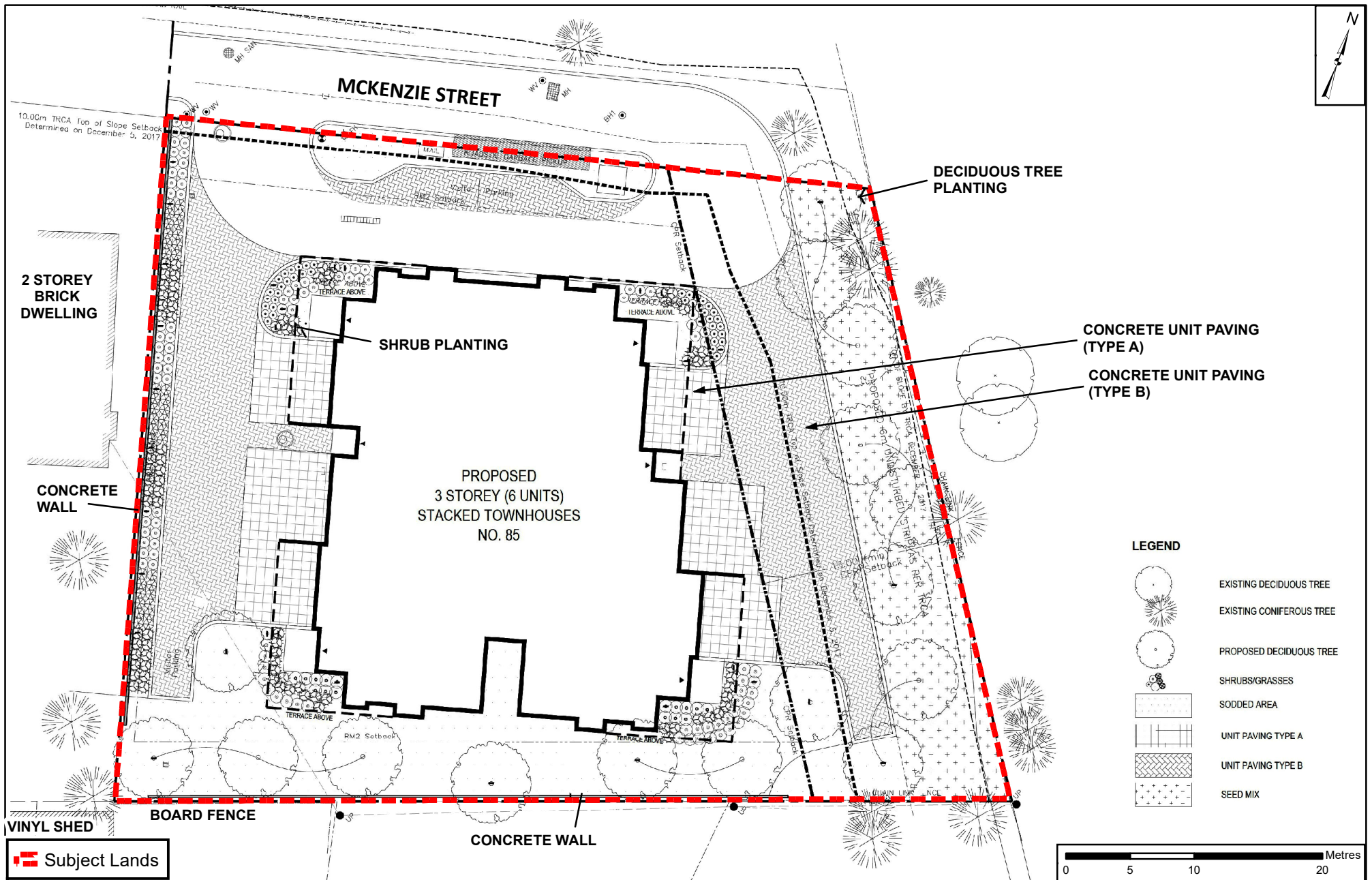
**FILES:**  
OP.18.023, Z.18.039, DA.18.109

**DATE:**  
June 4, 2019

4

Created on: 4/23/2019





# Landscape Plan

**LOCATION:**  
Part Lot 5, Concession 7

**APPLICANT:**  
85 McKenzie JV Inc.

Document Path: N:\GIS\_Archive\Attachments\DA\DA.18.109\DA.18.109\_C\_LandscapePlan.mxd

# Attachment

**FILES:**  
OP.18.023, Z.18.039, DA.18.109

**DATE:**  
June 4, 2019

Created on: 4/23/2019

**5**



## **Committee of the Whole (Public Hearing) Report**

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**DATE:** Tuesday, June 04, 2019

**WARD(S):** 5

**TITLE: 300 ATKINSON INC.**

**OFFICIAL PLAN AMENDMENT FILE OP.19.001**

**ZONING BY-LAW AMENDMENT FILE Z.19.002**

**VICINITY OF ATKINSON AVENUE AND CENTRE STREET**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.001 and Z.19.002 (300 Atkinson Inc.) for the Subject Lands shown on Attachment 1, to permit a residential townhouse development consisting of 51 townhouse units and 74 back-to-back townhouse units with 3.8 m frontages and 228 underground parking spaces, as shown on Attachments 2 to 5.

### **Report Highlights**

- To receive input from the public and Committee of the Whole regarding a residential townhouse development consisting of 51 townhouse units and 74 back-to-back townhouse units, with 3.8 m frontages, and 228 underground parking spaces.
- Official Plan and Zoning By-law Amendment applications are required to permit the proposed development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.001 and Z.19.002 (300 Atkinson Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 are located on the west side of Atkinson Avenue, north of Centre Street and municipally known as 300 Atkinson Avenue. The surrounding land uses are shown on Attachment 1. The Subject Lands are currently occupied by a private school, the Kamin Education Centre.

The proposed residential townhouse development (the 'Development'), as shown on Attachments 2 to 5, consists of 51 townhouse units, 74 back-to-back townhouse units, with 3.8 m frontages, and 228 underground parking spaces.

### ***Official Plan and Zoning By-law Amendment applications have been submitted to permit the Development***

The Owner has submitted the following applications (the 'Applications') to permit the Development:

1. Official Plan Amendment File OP.19.001 to amend the "Low Rise Residential" policies of Vaughan Official Plan 2010 ('VOP 2010') to permit back-to-back townhouses as a permitted built form; and,
2. Zoning By-law Amendment File Z.19.002 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R3 Residential Zone" to "RM2 Multiple Residential Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.

### ***Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: Circulated to all property owners within an expanded polling area as shown on Attachment 1, and to the Brownridge Ratepayers Association.
- c) Comments received:

Written comments have been received by the Development Planning Department from the following individuals:

- M. Mukelova, Campbell Avenue, dated April 8, 2019
- K. Bayeshev, email address only, dated April 3, 2019
- K. Hecker, email address only, dated April 3, 2019
- J. Molson, email address only, dated April 3, 2019
- J. Bergin, Roseborough Crescent, dated April 2, 2019
- J. Hirsch, Steeles Ave. West, dated April 1, 2019
- R. McCluggage, email address only, April 1, 2019
- P. Maragoni, email address only, dated April 1, 2019
- J. Hacker, email address only, dated March 29, 2019
- T. Small/D. Small, email address only, dated March 29, 2019
- R. Mendonca, email address only, dated March 29, 2019
- D. Bergin, email address only, dated March 5, 2019

The following is a summary of the comments that have been provided to date:

- i) The Development will change the character of the area as there are currently no townhouse units in the neighbourhood.
- ii) The proposed density is too high for the area. The neighbourhood consists of single detached dwellings.
- iii) The Development is overcrowded. There are too many units proposed.
- iv) The proposed parking is inadequate. Parking for the Development may overflow onto the neighbourhood streets.
- v) The architectural design of the proposed dwellings should fit the character of the area.
- vi) Additional information is required regarding the future proposed place of worship.

The concerns noted above and any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. Any written comments that are received will be reviewed by the

Planning Department as input in the application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

#### ***An amendment to the policies of the “Low Rise Residential” designation of VOP 2010 is required to permit the Development***

The Subject Lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (‘VOP2010’) and are located within a “Community Area” as identified on Schedule 1, “Urban Structure” of VOP 2010. The “Low Rise Residential” designation permits, detached, semi-detached, townhouse dwelling units with a maximum building height of 3-storeys, and no associated density provision.

VOP 2010 identifies compatibility criteria for new development in a “Community Area”. The compatibility criteria directs new development to be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established development areas shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Vaughan Council adopted Urban Design Guidelines (‘Guidelines’) for Infill Development in Established Low-Rise Residential Neighbourhoods on October 19, 2016 and the Community Area Policy Review for Low-Rise Residential Designations Study (‘Study’) on April 19, 2017. On September 27, 2018 Council adopted Official Plan Amendment (‘OPA’) Number 15 to implement the Study. OPA Number 15 has been forwarded to York Region for approval. The Guidelines and Council adopted OPA Number 15 will be considered in the review of the Development.

The Development proposes eight townhouse blocks, (51 units) and six blocks, (74 units) of back-to-back townhouse dwellings. The back-to-back townhouse dwellings are not a permitted built form in the “Low-Rise Residential” designation, therefore, an amendment to VOP 2010 is required.

VOP 2010 permits limited intensification in Community Areas provided it is sensitive to and compatible with the character, form and planned function of the surrounding area.

### ***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “R3 – Residential Zone” by Zoning By-law 1-88, as shown on Attachment 1, which permits only detached dwellings on lots with a minimum frontage of 12 m. The Development is not permitted within this zone category and therefore, an amendment to Zoning By-law 1-88 is required to rezone the property to “RM2 Multiple Residential Zone”, together with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
a.	Definition - Lot	“Lot” means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 49 of the <i>Planning Act</i> , R.S.O. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Amend the definition of a “Lot” to mean a parcel of land, being approximately 16,244 m <sup>2</sup> in size, that is deemed to be one lot regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given.
b.	Definition – Building Height	“Building Height” means the vertical distance between the average elevation of the finished	Amend the definition of “Building Height” to mean the vertical distance between the

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
		<p>grade at the front of the building (for the purpose of this definition, the front of the building shall be the wall containing the main entrance); and</p> <ul style="list-style-type: none"> <li>i) In the case of a flat roof, the highest point of the roof surface;</li> <li>ii) In the case of a mansard roof, the highest point on the roof surface;</li> <li>iii) In the case of a gable, hip or gambrel roof, the mean height between the eaves and the highest point of the roof;</li> </ul> <p>Exclusive of any accessory roof constructions such as chimney, tower, steeple, elevator, mechanical room, or television antenna.</p>	<p>average elevation of the finished grade at the front of the building and the midpoint between the eaves and highest point of a roof on a peaked or the highest point of a flat roof surface exclusive of any accessory roof construction such as a parapet, chimney, tower, steeple, elevator, mechanical room (including laundry facilities) or television antenna. For the purpose of this definition, the 'front of the building' shall be the wall containing the main entrance. Where a building has main entrances on two elevations, the 'front of the building' shall be determined to be the one with the lower average elevation.</p>
c.	Definition – Amenity Area	“Amenity Area” means space outside o dwelling unit with or outside the building designed for the	Amend the definition of “Amenity Area” to mean a space outside a dwelling unit within or

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
		passive enjoyment of active recreational needs of the residents.	outside the building designed for the passive enjoyment of active recreational needs of the residents including patios, hard and soft landscaped areas on the site, balconies, roof terraces and other areas suitable for recreational purposes.
d.	Minimum Lot Frontage	30 m	16 m on a private road
e.	Minimum Front Yard Setback	4.5 m	4.5 m to a public road (Atkinson Avenue) 1.7 m to a private road
f.	Minimum Rear Yard Setback	4.5 m	1.8 m to a private road
g.	Minimum Exterior Side Yard Setback	4.5 m	1.7 m to a private road
h.	Minimum Interior Side Yard Setback	1.5 m	0 m (Blocks 6 and 7)
i.	Maximum Building Height	11 m	13.4 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone Requirements</b>
j.	Minimum Yard Encroachment (Exterior Stairways)	1.8 m	2.1 m
k.	Minimum Landscape Strip Width Along a Roadway (Atkinson Avenue)	6.0 m	4.5 m
l.	Minimum Setback to portions of Building Below Grade	<u>1.8 m</u>	0.7 m
m.	Minimum Amenity Area	90 m <sup>2</sup> x 74 three bedroom units = 6,660 m <sup>2</sup>  110 m <sup>2</sup> x 51 four bedroom units = 5,610 m <sup>2</sup>  Total = 12,270 m <sup>2</sup>	74.08 m <sup>2</sup> x 125 Units = 9,620.2 m <sup>2</sup>
n.	Minimum Visitor Parking Requirement	0.25 spaces x 125 units = 32 spaces	0.2 spaces per unit = 25 spaces

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.



**Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:**

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plans	The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement, 2014</i> ('PPS') and the <i>Growth Plan for the Greater Golden Horseshoe (2019)</i> (the 'Growth Plan') and the policies of the York Region ('YROP') and the City of Vaughan ('VOP 2010') Official Plan.
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<p>The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to:</p> <ul style="list-style-type: none"> <li>i) the scale and massing of the proposed buildings in relation to the surrounding lands</li> <li>ii) the proposed lot/block pattern, configuration, transition and built form compatibility in relation to the immediate surrounding area</li> <li>iii) the building height, lot frontage, lot coverage and setbacks</li> <li>iv) the urban design policies of the Official Plan</li> </ul>
c.	Zoning for Townhouses on a Private Common Element Road	The Owner proposes to rezone the residential use on the Subject Lands to "RM2 Multiple Residential Zone". Consideration should be given to using the "RT1 Residential Townhouse

	MATTERS TO BE REVIEWED	COMMENTS
		<p>Zone” as this zoning category is typically applied to a townhouse dwelling on a private common element road.</p> <p>In Zoning By-law 1-88, a “Street Townhouse” means “a townhouse dwelling in which each dwelling is situated on its own lot, which lot abuts a public street.” An exception to the Zoning By-law would be necessary to permit a townhouse dwelling to abut a private common element road, whereas the Zoning By-law requires a lot to abut a public street.</p>
d.	Cash-in-lieu of Parkland	The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-lieu of Parkland Policy and the <i>Planning Act</i> is required if the Applications are approved.
e.	Studies and Reports	<p>The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority:</p> <ul style="list-style-type: none"> <li>▪ Planning Justification Report</li> <li>▪ Arborist Report</li> <li>▪ Phase One Environmental Site Assessment</li> <li>▪ Transportation Impact Study</li> <li>▪ Geotechnical and Hydrogeological Investigations</li> <li>▪ Urban Design and Sustainability Brief</li> <li>▪ Community Services and Facilities Study</li> <li>▪ Functional Servicing Report</li> </ul> <p>The requirement for additional studies/information may be identified through the development application review process.</p>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
f.	Future Place of Worship Block	<p>The Owner proposes to create a parcel through a future Part Lot Control application that will be sold for institutional purposes.</p> <p>A synagogue currently leases space in the existing private school which is intended to be demolished. The synagogue would like to remain in the area and proposes to develop this proposed parcel for institutional purposes through a separate development application.</p>
g.	Urban Design and Architectural Guidelines	The Development will be reviewed in consideration of the City's Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods
h.	Site Development Application	<p>A Site Development Application will be required and will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, the location and size of amenity space, vehicular access, internal traffic circulation, parking, landscaping (hard and soft), the location of permeable pavers, landscape buffers, fencing, environmental sustainability, bird friendly design, waste management, outdoor lighting designed to eliminate light spillage to neighbouring properties, stormwater management, and servicing and grading.</p> <p>A Site Development Application can be processed concurrently with the Applications and be considered together in a comprehensive technical report to a future Committee of the Whole Meeting to ensure that the site-specific exceptions are identified in the implementing</p>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		zoning by-law to facilitate the Development, if the Applications are approved.
i.	Future Draft Plan of Condominium and Part Lot Control Exemption Applications	<p>Should the Applications be approved, a Draft Plan of Condominium (Common Element) Application will be required to establish the condominium tenure for the Development.</p> <p>A Part Lot Control Exemption Application is required to create the individual POTLS (parcels of tied land).</p>
j.	Sustainable Development	<p>Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the Applications are approved.</p> <p>In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.</p>
k.	Water and Servicing Allocation	The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		Subject Lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Owner has applied for a Regional Official Plan exemption which is currently being reviewed by the Region. Any issues will be addressed when the technical report is considered.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Carol Birch, Planner, Development Planning Department, ext. 8485

### **Attachments**

1. Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Building Elevations – Block 1
4. Building Elevations – Block 8
5. Building Elevations – Block 10

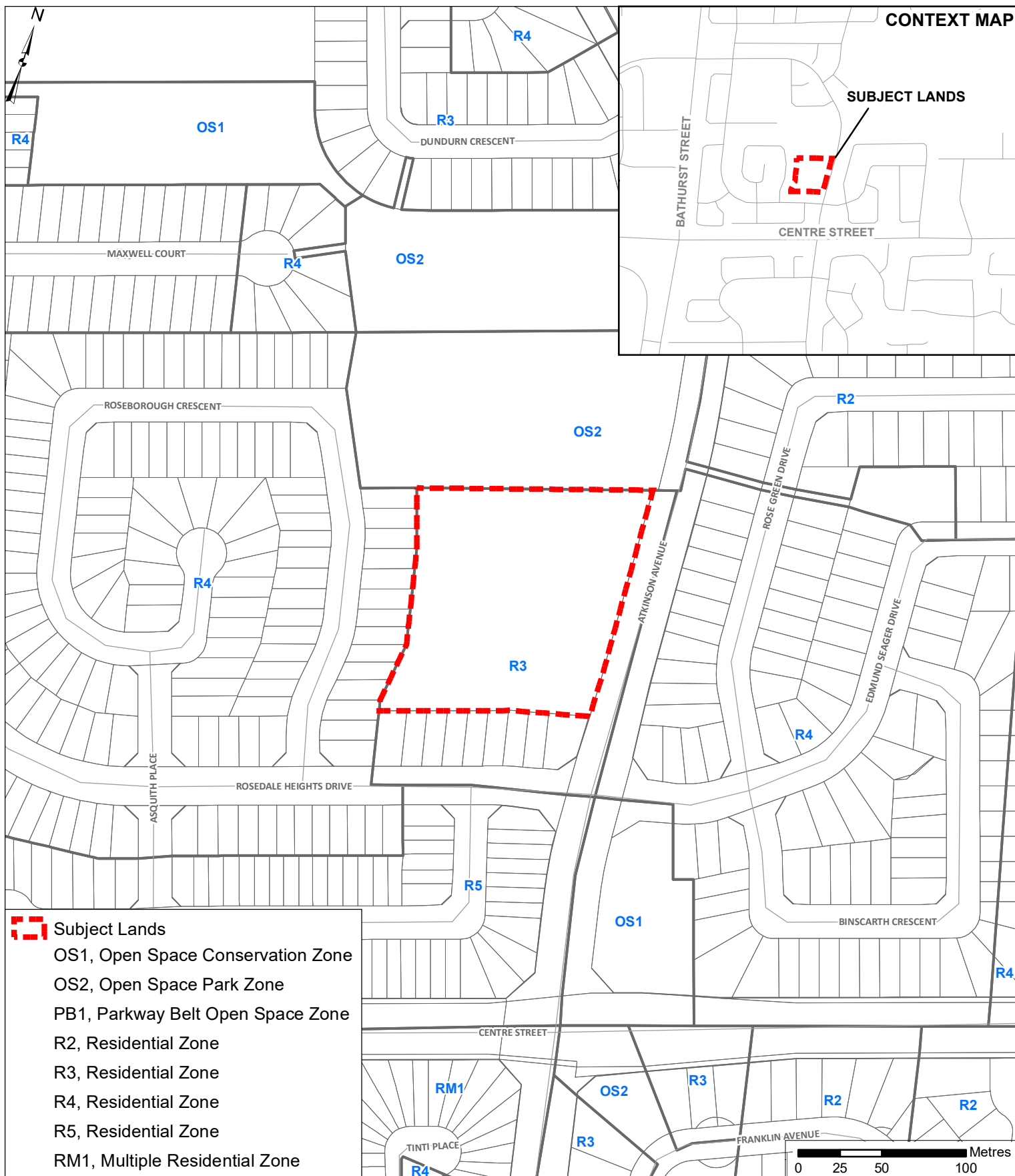
### **Prepared by**

Carol Birch, Planner, ext. 8485

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



## Location Map

**LOCATION:**  
Part of Lot 31, Concession 1

**APPLICANT:**  
300 Atkinson Inc. c/o Mohammed Abhary



## Attachment

**FILES:**  
OP.19.001 & Z.19.002

**DATE:**  
June 4, 2019

1







EAST ELEVATION (FACING ATKINSON AVENUE)



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Not to Scale

## Building Elevations - Block 1

**LOCATION:**  
Part of Lot 31, Concession 1

**APPLICANT:**  
300 Atkinson Inc. c/o Mohammed Abhary

**FILES:**  
OP.19.001 & Z.19.002

**DATE:**  
June 4, 2019

3



HIGHEST POINT OF THE ROOF



EAST ELEVATION (FACING STREET 'B')

MEAN HEIGHT BETWEEN EAVES AND HIGHEST POINT OF ROOF

9.99

AVERAGE GRADE



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Not to Scale

## Building Elevations - Block 8

**LOCATION:**  
Part of Lot 31, Concession 1

**APPLICANT:**  
300 Atkinson Inc. c/o Mohammed Abhary



Page 53

## Attachment

**FILES:**  
OP.19.001 & Z.19.002

**DATE:**  
June 4, 2019

4



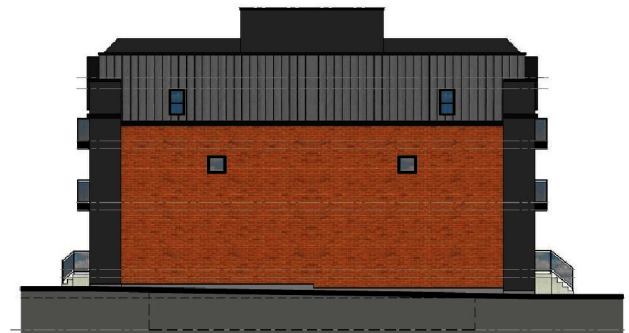
**NORTH ELEVATION (FACING STREET 'A')**



**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

Not to Scale

## Building Elevations - Block 10

**LOCATION:**  
Part of Lot 31, Concession 1

**APPLICANT:**  
300 Atkinson Inc. c/o Mohammed Abhary

## **Committee of the Whole (Public Hearing) Report**

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**DATE:** Tuesday, June 04, 2019

**WARD:** 4

**TITLE: RUTHERFORD CONTWO INVESTMENTS LIMITED  
ZONING BY-LAW AMENDMENT FILE Z.15.031  
SITE DEVELOPMENT FILE DA.15.074  
VINCITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning-By-law Amendment File Z.15.031 (Rutherford Contwo Investments Limited) for the subject lands shown on Attachment 1 to permit 219 (2-bedroom) condominium stacked townhouse dwelling units within 9 blocks, with a total of 230 resident parking spaces, and 55 visitor parking spaces as shown on Attachments 2 to 5.

**Report Highlights**

- To receive input from the public and the Committee of the Whole regarding a proposed development consisting of 219 (2-bedroom) condominium stacked townhouse dwelling units within 9 blocks, with a total of 285 parking spaces.
- An amendment to Zoning By-law 1-88 is required to permit the Development.
- A technical report will be prepared by the Development Planning Department to be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.15.031 (Rutherford Contwo Investments Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The Subject Lands (the ‘Subject Lands’) are located on the south-east corner of Rutherford Road and Dufferin Street and are municipally known as 1170 Rutherford Road, as identified on Attachment 1. The Subject Lands are currently vacant.

### **A Zoning By-law Amendment Application submitted to permit the Development**

The Owner (Rutherford Contwo Investments Limited) has submitted Zoning By-law Amendment Application Z.15.031 (‘the Application’) to rezone the Subject Lands from “A Agricultural Zone”, to “RM2 Multiple Residential Zone” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zone exceptions identified in Table 1 of this report. The proposal includes 219, 2-bedroom, condominium stacked townhouse dwelling units within 9 blocks (the ‘Development’)

***Public Hearing for the Application was held on April 5, 2016. The Application has not been considered by Council within two years of that date and requires an additional Public Hearing in accordance with the Vaughan Official Plan.***

A Committee of the Whole (Public Hearing) for the Application was held on April 5, 2016. The Application has not been considered by Council within two years. Section 10 Implementation of the Vaughan Official Plan 2010 states that “at least one public meeting shall be held prior to the adoption of an Official Plan or Zoning By-law amendment at which the public may make representations in respect of the matter being considered. A new public meeting for a planning application(s) shall automatically be required when any of the following circumstances occur:

- a. any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting; and/or
- b. an application(s) has been significantly amended, such as an increase to the proposed density and/or building height, beyond what was proposed and considered by Council at a previous public meeting.

Since the last Public Hearing was held on April 5, 2016, an additional Public Hearing is required for this Application.

At the Public Hearing on April 5, 2016, the Owner presented a proposal consisting of 220 stacked townhouse dwellings, as shown on Attachment 7. Since the Public Hearing, the Owner has been working with the City, York Region, TRCA and MNR to address comments received from the circulation of the Application. On March 25, 2019, the Owner provided the Development Planning Department with a resubmission of the proposed Development, for 219 stacked townhouse dwellings, shown on Attachments 2 to 6, revised to address comments from the previous circulation.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 10, 2019

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m and the area shown on Attachment 1, and to the Preserve Thornhill Woods and the Carrville Mills Ratepayers Associations.

Any comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

**Previous Reports/Authority**

[Item 4, Report 19 of the Committee of the Whole \(Public Hearing\), adopted as amended by the Council of the City of Vaughan on April 19, 2016](#)

**Analysis and Options**

***The proposed Development conforms to Vaughan Official Plan ('VOP 2010')***

The Subject Lands are designated "High-Rise Residential" by the Carrville Centre Secondary Plan, which forms part of Volume 2 (Area Specific Policy 11.2) of Vaughan Official Plan 2010 ('VOP 2010'). The Carrville Centre is intended to become the centre of commercial and residential activities within the Carrville Community. Development in this area will be transit supportive and pedestrian friendly and designed to utilize existing and future transit services within the surrounding community. The "High-Rise Residential" designation on the Subject Lands permits residential uses within high-rise residential building types which include townhouse, stacked townhouses, low-rise

building, mid-rise buildings and high-rise buildings. The proposed stacked townhouses are a permitted building type. A maximum building height of between 2 to 22-storeys, and a maximum Floor Space Index (FSI) of 3 to 3.5 is permitted on the Subject Lands. The Development proposes a maximum building height of 4 storeys and an FSI of 1.52.

The Subject Lands are also identified as a “Local Centre” in VOP 2010, with Rutherford Road identified as a “Primary Intensification Corridor” on Schedule 1, Urban Structure of VOP 2010.

The Subject Lands are located within the Oak Ridges Moraine Conservation Plan (‘ORMCP’) Area, specifically a Settlement Area (as shown on Schedule 4 in VOP 2010), which states that *Planning Act* applications filed after November 16, 2001, are subject to the “Settlement Area” policies of the ORMCP. The Owner has submitted an Oak Ridges Moraine Conformality Report in accordance with the requirements of the ORMCP.

The Subject Lands are also located within the “High Vulnerability Aquifer” Area as shown on Schedule 6 of VOP 2010.

Rutherford Road is identified as a Major Arterial (Regional) Road on Schedule 9 in VOP 2010 and is currently subject to an Environmental Assessment prior to future improvements being undertaken by York Region. Rutherford Road is also identified as part of the Regional Transit Priority Network.

Dufferin Street is identified as a Major Arterial (Regional) Road and is further identified on Schedule 1- of VOP 2010 as a Special Study Corridor.

### ***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment 2. The Subject Lands are proposed to be rezoned to “RM2 Multiple Residential Zone” and “OS5 Open Space Environmental Protection Zone” to facilitate the Development in the manner shown on Attachment 2.

The following site-specific zoning exceptions are required to the “RM2 Multiple Residential Zone” to permit the Development shown on Attachments 3 and 4:

Table 1

	<b>Zoning By-law 1-88 Standards</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone Requirements</b>
a.	Minimum Parking Space Requirement	<p>1.5 parking spaces per dwelling unit</p> <p>219 units @ 1.5 parking spaces per unit = 329 parking spaces</p> <p>219 units @ 0.25 visitor parking spaces per unit = 55 parking spaces</p> <p>Total = 384</p>	<p>1.05 parking spaces per dwelling unit</p> <p>(219 units @ 1.05 parking spaces per unit = 230 parking spaces</p> <p>219 units @ 0.25 visitor parking spaces per units = 55 parking spaces.</p> <p>Total = 285</p>
b.	Minimum Landscaped Area Abutting Dufferin Street and Rutherford Road	6 m	1.1 m
c.	Encroachments for Covered Porches and Stairs	1.8 m Encroachment to Covered Porch and Stairs if these are less than ½ storey	4.25 m shall be permitted regardless of height of covered porch and stairs
d.	Rooms Below Grade	No dwelling unit is permitted below grade, except a secondary suite.	Permit dwelling units to be located below or partially below grade.
e.	Minimum Screening and Landscape Strip Around Outdoor Parking Areas for Multiple Family Dwellings	3 m landscape strip with 1.2 m high screening from street	1.4 m landscaped strip and no requirement for a parking area to be screened

	<b>Zoning By-law 1-88 Standards</b>	<b>RM2 Multiple Residential Zone Requirements</b>	<b>Proposed Exceptions to RM2 Multiple Residential Zone Requirements</b>
f.	Minimum Amenity Area	55m <sup>2</sup> /two-bedroom unit @ 219 units = 12,045m <sup>2</sup>	45m <sup>2</sup> /two bedroom unit @ 219 units = 9855 m <sup>2</sup>
g.	Minimum Landscaped Strip Width to Dufferin Street and to Rutherford Road	6 m	1.1 m to Dufferin Street 1.1 m to Rutherford Road
h	Minimum Exterior Side Yard Setback to Buildings “C” and “D” (Dufferin Street)	4.5 m	3.5 m
i.	Minimum Setback to a Sight-Triangle (Building “B, C”)	4.5 m	1.4 m (Building “B”) 4.0 m (Building “C”)
j	Minimum Building Wall Setback to a Sight-Triangle (Building)	4.5 m	1.47 m
k.	Minimum Lot Area	219 units @ 230 m <sup>2</sup> /unit = 50,3700 m <sup>2</sup>	14,000 m <sup>2</sup> regardless of number of units
l.	Minimum Lot Frontage Per Block	30 m	Shall not apply
m.	Maximum Building Height	11 m	14.1 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.



***Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency and conformity with the <i>Provincial Policy Statement, 2014</i> (the 'PPS') and the <i>Growth Plan for the Greater Golden Horseshoe 2019</i> (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and the City of Vaughan Official Plan policies of VOP 2010 and Chapter 11.2 Carrville Secondary Plan ('CSP')</li> </ul>
b.	Appropriateness of the Proposed Zoning Amendment and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 to permit the proposed Development, will be reviewed in consideration of the existing and planned uses to implement the "High-Rise Residential" designation of the VOP 2010 and the CSP; compatibility with surrounding land uses; appropriateness of the site design; and the appropriateness of the site-specific zone standards</li> </ul>
c.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The Owner has submitted the following studies and reports in support of the Applications which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> <li>- Functional Servicing and Stormwater Management Report (including a Water Balance Analysis)</li> <li>- Soils Investigation Report</li> <li>- Slope Stability Report</li> <li>- Oak Ridges Moraine Conservation Plan Natural Heritage Conformity Report</li> <li>- Site Plan Accessibility Check List</li> <li>- Tree Inventory and Preservation Study</li> <li>- Urban Design and Sustainability Brief</li> <li>- Environmental Noise Analysis</li> <li>- Soil Investigation Report</li> <li>- Phase One Environmental Site Assessment</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>- Traffic Impact Study</li> <li>▪ Additional reports or studies may be required as part of the development application review process.</li> </ul>
d.	Related Site Development Application DA.15.074	<ul style="list-style-type: none"> <li>▪ The related Site Development File DA.15.074 will be reviewed in consideration of, but not limited to the following matters: <ul style="list-style-type: none"> <li>- appropriate site design massing, building materials;</li> <li>- pedestrian connectivity within the Subject Lands, to the existing municipal sidewalks and access to existing and proposed transit service stops along Rutherford Road and Dufferin Street;</li> <li>- barrier free accessibility;</li> <li>- appropriate driveway access and vehicular turning movements to Dufferin Street and Rutherford Road, including for large service vehicles (fire, garbage and delivery trucks);</li> <li>- appropriate access to below grade parking and adequate visitor and resident parking spaces;</li> <li>- appropriate landscaping, amenity area, snow storage areas,</li> <li>- proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site</li> <li>- environmental sustainability features;</li> <li>- proper servicing and grading;</li> <li>- appropriate provisions for waste management collection and storage;</li> <li>- protection and preservation of vegetation and natural heritage features within the “OS5 Open Space Environmental Protection Zone” and any necessary dedication of required lands to the Toronto and Region Conservation Authority (‘TRCA’) for public lands.</li> </ul> </li> <li>▪ The issues identified through the review of the Site Development File DA.15.074 will be addressed together with the subject Zoning By-law Amendment application in a comprehensive</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		technical report to a future Committee of the Whole Meeting.
e.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, bicycle racks to promote alternative modes of transportation, drought tolerant landscaping, energy efficient lighting, reduction in pavement, and roof-top treatment to address the “heat island” effect, green roofs, etc., will be reviewed and implemented through the site plan approval process, if the application is approved.</li> <li>▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.</li> </ul>
f.	Rutherford Road Environmental Assessment ('EA')	<ul style="list-style-type: none"> <li>▪ York Region is undertaking the Rutherford Carrville EA, which includes the entire Rutherford Road frontage on the Subject Lands. The Owner will be required to address any requirements of the EA process.</li> </ul>
g.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands abut lands zoned “OS5 Open Space Environmental Protection Zone” to the east but are not within the TRCA Regulated Area. TRCA has re-staked the limits of the natural features and delineated the limits of the features along the east limit of the Subject Lands. The Slope Stability Analysis and Environmental Impact Study submitted in support of the Application, must satisfy all requirements of the TRCA.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<ul style="list-style-type: none"> <li>▪ The Subject Lands are within the Oak Ridges Moraine Settlement Area as indicated in the Oak Ridges Moraine Conservation Plan (ORMCP). Development within the ORMCP area must conform to the policies of the ORMCP. The ORMCP conformity report submitted in support of this application must be to the satisfaction of TRCA and the City of Vaughan.</li> <li>▪ The Owner must satisfy all requirements of the TRCA.</li> </ul>
h.	Source Water Protection Plan	<ul style="list-style-type: none"> <li>▪ The Subject Lands are located within the WHPA-Q Recharge Management Area, Significant Ground Water Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. All land development activities within the WHPA-Q area are to maintain predevelopment recharge levels to the satisfaction of the TRCA and the City. The Owner is required to satisfy all water balance requirements of the TRCA and the City prior to finalization of the Site Development Application.</li> </ul>
i.	Environmental Site Assessment Reports	<ul style="list-style-type: none"> <li>▪ The Phase 1 Environmental Site Assessment Report must be approved to the satisfaction of the Development Engineering Department.</li> </ul>
j	Functional Servicing and Stormwater Management Report / Allocation	<ul style="list-style-type: none"> <li>▪ The Development Engineering Department must review and approve of the Functional Servicing Report submitted in support of the Application. The availability of water and sanitary servicing capacity for the Development must be identified and formally allocated by Vaughan Council, if the Application is approved. Should allocation not be available, the use of the Holding Symbol "(H)" will be considered for the Subject Lands. The</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		Development will be reviewed in consideration of York Region's Sustainable Development through LEED high-rise incentive program and the Servicing Incentive Program ("SIP")
k.	Parkland Dedication Requirements	<ul style="list-style-type: none"> <li>The Parks Department and the Office of the City Solicitor, Real Estate Division will confirm satisfactory parkland and/or cash-in-lieu of the dedication of parkland to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy, should the applications be approved.</li> </ul>
l.	Block 10 Plan	<ul style="list-style-type: none"> <li>The Development will be reviewed in consideration of the Block 10 Plan, the surrounding and existing planned land uses and any Block Pan conditions respecting Regional infrastructure including wastewater and water system improvements; any requirements for reconstruction of Dufferin Street and/or Rutherford Road and road widenings, City infrastructure, including sanitary, water and stormwater management, to the satisfaction of the City.</li> </ul>
m.	Block 10 Developers Group Agreement	<ul style="list-style-type: none"> <li>The Owner is required to meet all obligations financial or otherwise of the Block 11 Developers Group Agreement to the satisfaction of the Block 10 Trustee and the City of Vaughan, should the Applications be approved.</li> </ul>
n.	Urban Design and Architectural Guideline	<ul style="list-style-type: none"> <li>The Development must conform to the approved Carrville District Centre Urban Design Streetscape Master Plan Study.</li> </ul>

## **Financial Impact**

Not Applicable.

## **Broader Regional Impacts/Considerations**

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

## **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Laura Janotta, Planner at extension 8634.

## **Attachments**

1. Location Map
2. Site Plan and Proposed Zoning
3. Typical Landscape Plan
4. Typical Elevations - Dufferin Street
5. Typical Elevations - Rutherford Road
6. Perspectives
7. April 2016 Site Plan and Proposed Zoning

## **Prepared by**

Laura Janotta, Planner, ext. 8634

Eugene Fera, Senior Planner, ext. 8003

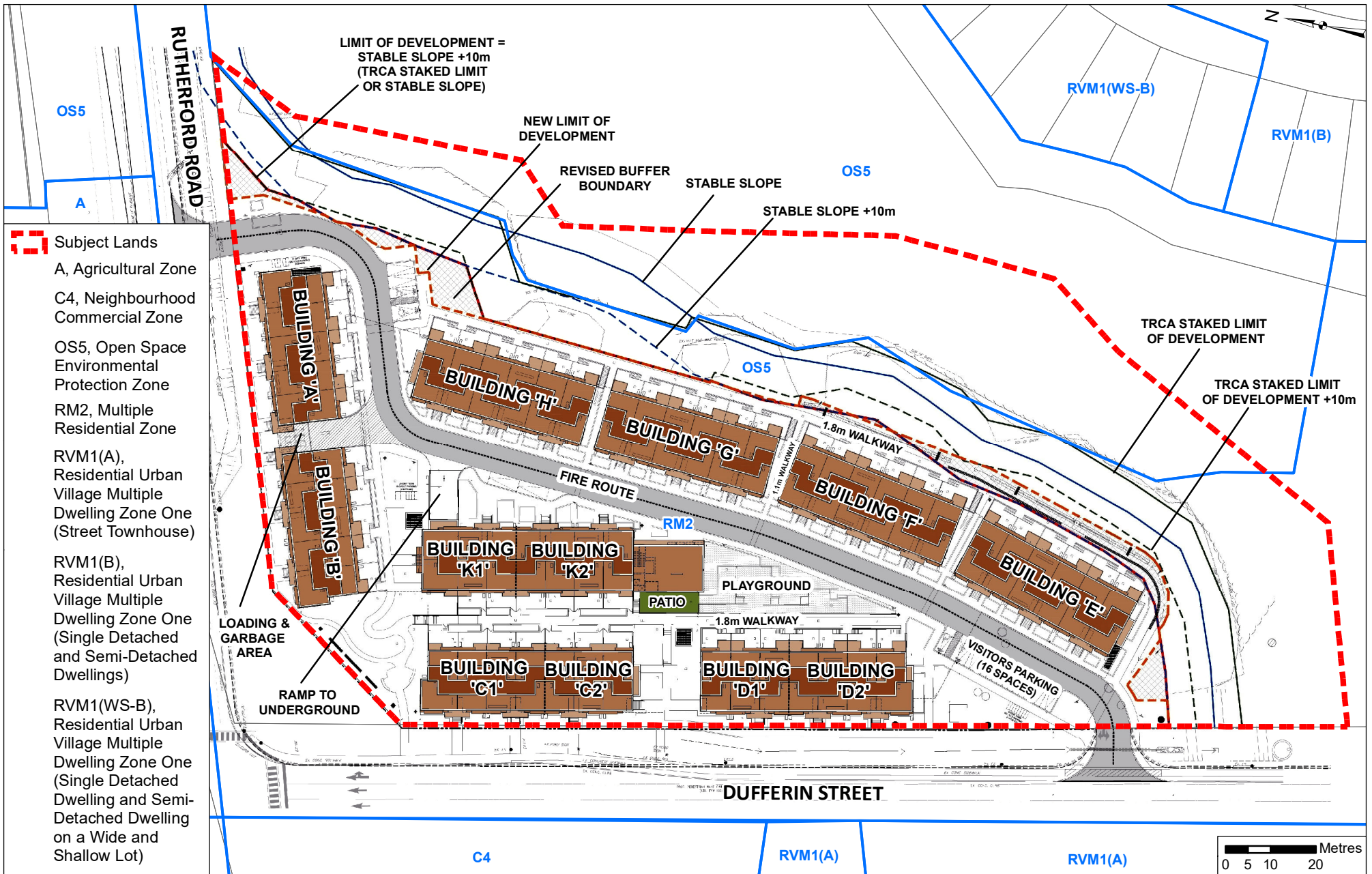
Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning ext. 8407

/LG







## Site Plan and Proposed Zoning

**LOCATION:**  
Part of Lot 15, Concession 2

**APPLICANT:**  
Rutherford Contwo Investments Limited

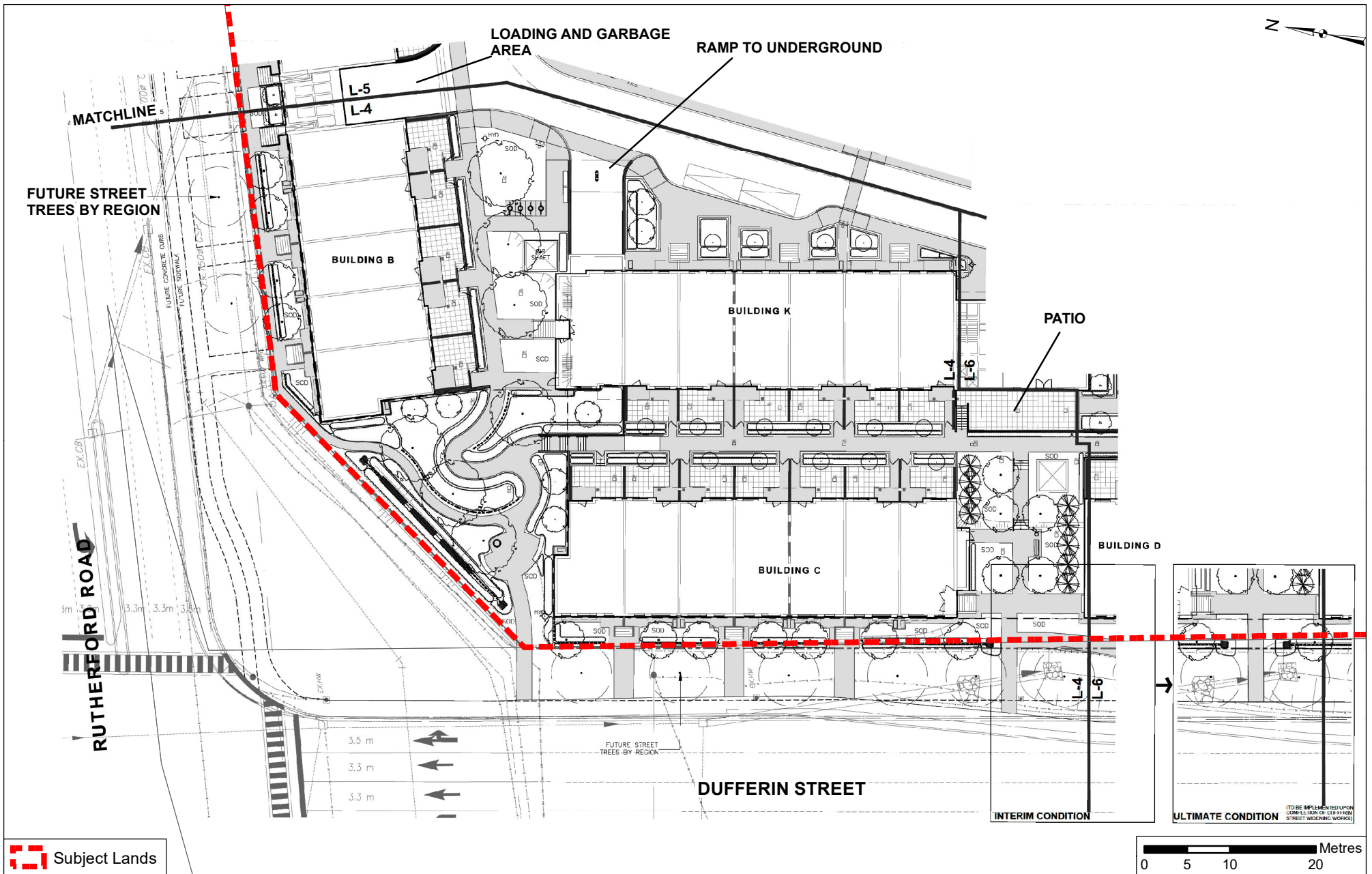


## Attachment

**FILE:**  
Z.15.031  
**RELATED FILE:**  
DA.15.074  
**DATE:**  
June 4, 2019

**2**





# Typical Landscape Plan

**LOCATION:**  
Part of Lot 15, Concession 2

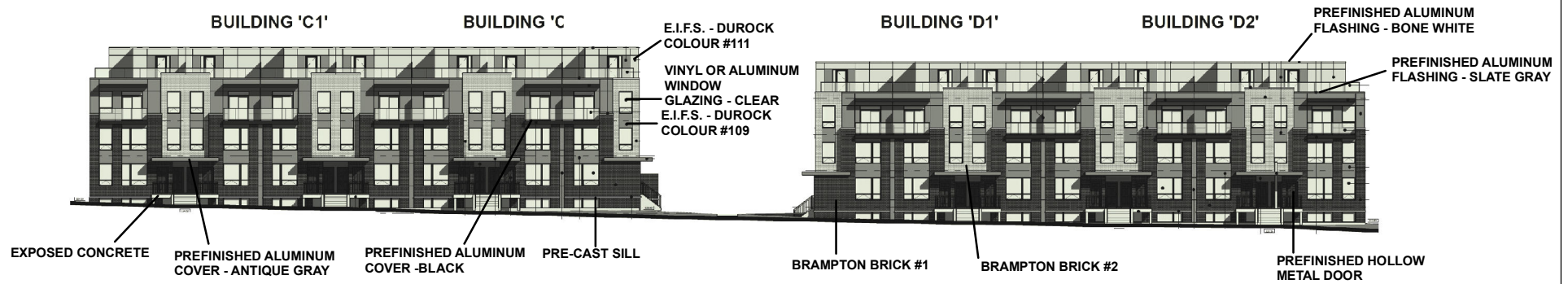
**APPLICANT:**  
Rutherford Contwo Investments Limited



## Attachment

**FILE:**  
Z.15.031  
**RELATED FILE:**  
DA.15.074  
**DATE:**  
June 4, 2019

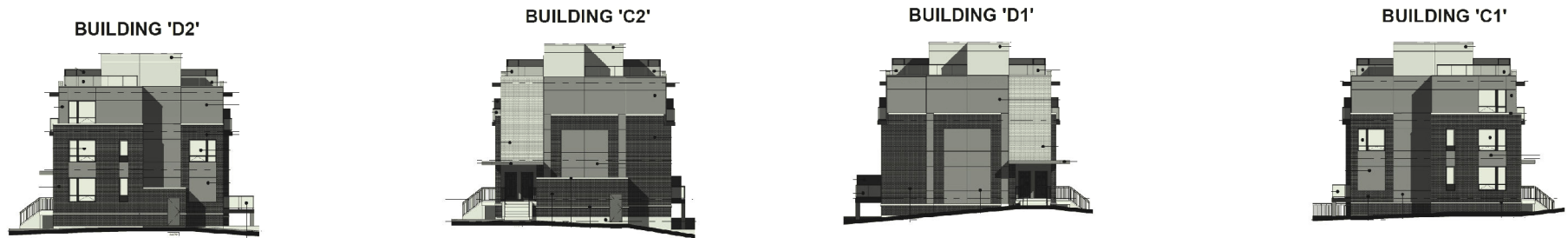
3



**WEST ELEVATION (FACING DUFFERIN STREET)**



**EAST ELEVATION**



**SOUTH ELEVATION**

**NORTH ELEVATION**

Not to Scale

## Typical Elevations - Dufferin Street

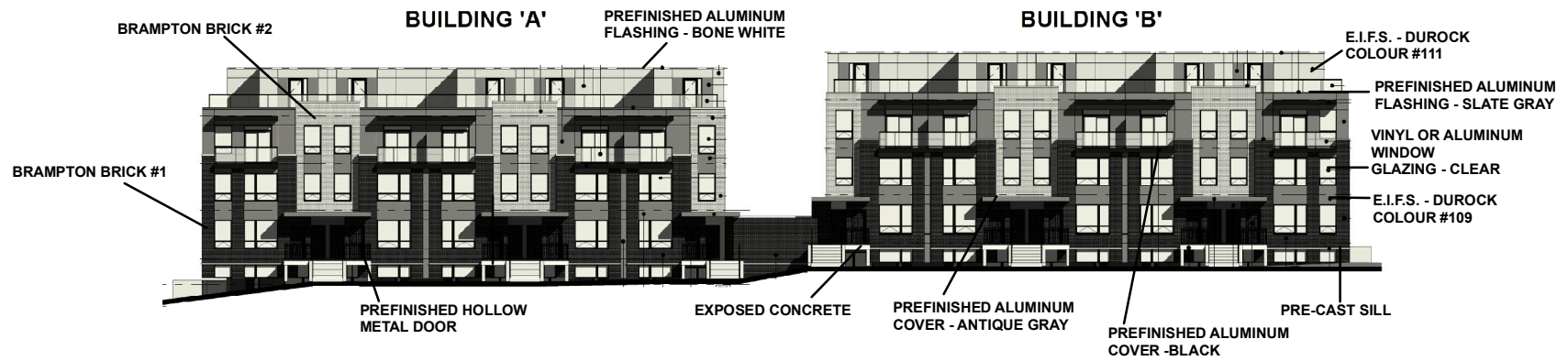
**LOCATION:**  
Part of Lot 15, Concession 2

**APPLICANT:**  
Rutherford Contwo Investments Limited



**FILE:**  
Z.15.031  
**RELATED FILE:**  
DA.15.074  
**DATE:**  
June 4, 2019

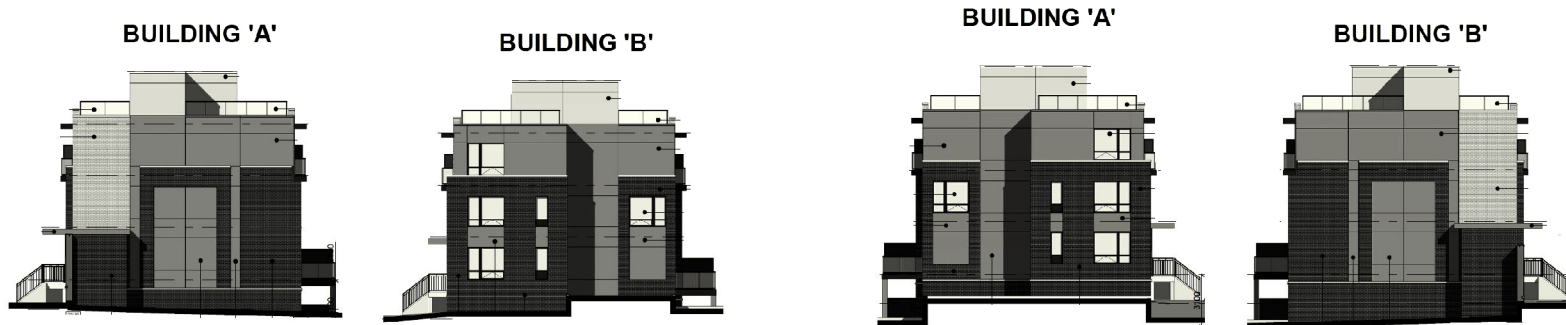
**4**



**NORTH ELEVATION (FACING RUTHERFORD ROAD)**



**SOUTH ELEVATION**



**WEST ELEVATION**

**EAST ELEVATION**

Not to Scale

## Typical Elevations - Rutherford Road

**LOCATION:**  
Part of Lot 15, Concession 2

**APPLICANT:**  
Rutherford Contwo Investments Limited



## Attachment

**FILE:**  
Z.15.031  
**RELATED FILE:**  
DA.15.074  
**DATE:**  
June 4, 2019

5





**VIEW FROM SOUTH-EAST ALONG PROPOSED DRIVEWAY**



**VIEW FROM NORTH-WEST ALONG DUFFERIN STREET**

Not to Scale

## Perspectives

**LOCATION:**  
Part of Lot 15, Concession 2

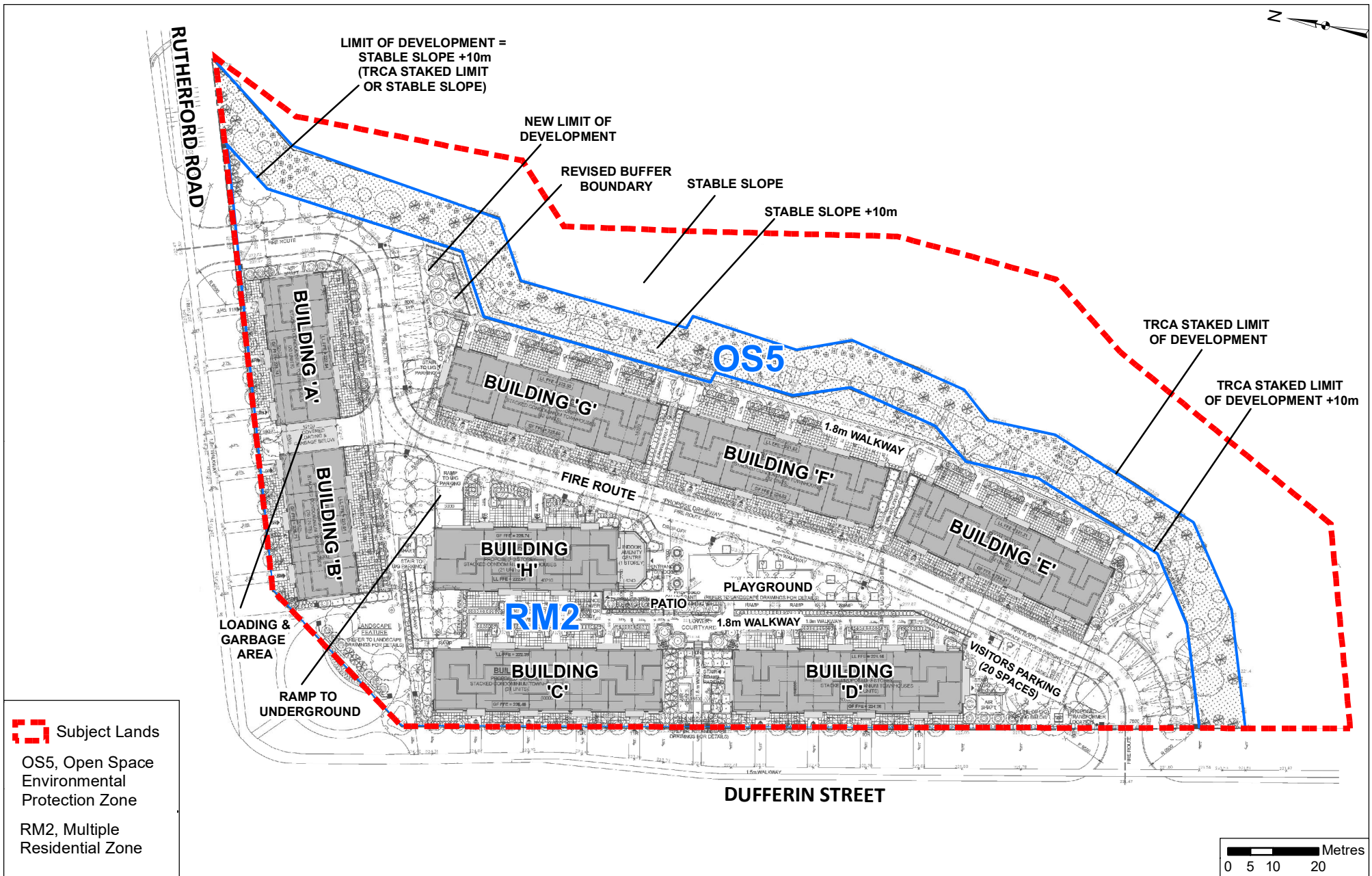
**APPLICANT:**  
Rutherford Contwo Investments Limited

**Attachment**

**FILE:**  
Z.15.031  
**RELATED FILE:**  
DA.15.074  
**DATE:**  
June 4, 2019

**6**





# April 2016 Site Plan and Proposed Zoning

**LOCATION:**  
 Part of Lot 15, Concession 2

**APPLICANT:**  
 Rutherford Contwo Investments Limited



# Attachment

**FILE:**  
 Z.15.031  
**RELATED FILE:**  
 DA.15.074  
**DATE:**  
 June 4, 2019

7

## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, June 04, 2019

**WARD:** 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE  
MAJOR DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT FILE Z.19.004  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001  
VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE  
DRIVE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.004 and Draft Plan of Subdivision File 19T-V001 for the Subject Lands shown on Attachment 1, to permit a residential development consisting of 178 freehold townhouse units and a parkette, as shown on Attachments 2 and 3.

**Report Highlights**

- To receive input from the public and the Committee of the Whole on a proposed development consisting of 178 townhouse units to be served by three (3) public streets and one (1) public laneway, and a parkette.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for Files Z.19.004 and 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands ('Subject Lands') are comprised of two parcels of land with a combined area of 8.37 hectares and are located on the east side of Huntington Road, north of Major Mackenzie Drive, and are legally described as Part of the West Half of Lot 21 and Part of Lot 22, Concession 9. The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the proposed development***

The Owner has submitted the following applications (the 'Applications') to permit a residential development (the 'Development') consisting of 178 townhouse units and a parkette, as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.19.004 to rezone the Subject Lands from "A Agricultural Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" to "RT1 Residential Townhouse Zone", "OS1 Open Space Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions to the RT1 Residential Townhouse Zone standards of Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V001, as shown on Attachment 2, to facilitate a Plan of Subdivision (the 'Draft Plan') consisting of the following:

<b>Blocks/Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
1 to 35	Residential Part Lots	3.46	178
36	Parkette	0.75	N/A
37	Landscape Strip	0.11	N/A
38	Ministry of Transportation ('MTO') 14 m Buffer	0.26	N/A
39 to 53	0.3 m Reserves	0.01	N/A

<b>Blocks/Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
Public Roads	Huntington Road By-Pass – 30.5 to 36 m (530 m)  Streets ‘A’, ‘B’ and ‘C’ – 17.5 m (1085 m)  Laneway ‘A’ – 8 m (210 m)	3.78	N/A
TOTAL		8.37	178

***Public Notice was provided in accordance with the Planning Act and Vaughan Council’s Notification Protocol***

- a) Date the Notice of Public Hearing was circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Huntington Road and Moody Drive frontages in accordance with the City’s Notice Signs Procedures and Protocols.

- b) Circulation Area: 150 m, as shown on Attachment 1, and the Kleinburg and Area Ratepayers’ Association.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report to a future Committee of the Whole meeting.

### **Previous Reports/Authority**

[May 10, 2011, Committee of the Whole Report \(Item 30, Report No. 25, Recommendations 1 to 4 – Block Plan File BL.61.2009\)](#)

### **Analysis and Options**

***The Development conforms to the Vaughan Official Plan 2010 (‘VOP 2010’)***

The Subject Lands are designated “Mid-Rise Mixed-Use “B”” and “Natural Areas” by VOP 2010, specifically Volume 2, Section 12.7 – Block 61 West - Nashville Heights.



The “Mid-Rise Mixed-Use “B”” designation permits residential uses with a range of building forms, including buildings up to a maximum of ten (10) storeys in height, and limited commercial uses, as follows:

- residential units;
- retail store;
- personal service shop;
- business or professional office;
- hospice associated with a hospital or other regulated medical health care/support facility;
- day nursery;
- private home daycare;
- schools;
- parks and open spaces;
- home occupation; and,
- commercial uses (i.e., retail store, personal service shop, and business or professional office uses) provided the use is in a building that includes residential dwelling units, and provided the commercial uses and residential uses are not on the same floor, and the gross floor area for the commercial use(s) shall be determined in the implementing zoning by-law.

The following building types are permitted in the “Mid-Rise Mixed-Use “B”” designation:

- Townhouses
- Stacked townhouses
- Low-rise buildings
- Mid-rise buildings
- Public and Private Institutional Buildings

The proposed townhouse units are permitted by VOP 2010.

Lands designated “Mid-Rise Mixed-Use “B”” in Block 61 West - Nashville Heights, including those within the Major Mackenzie Drive Alignment Special Study Area, permits a residential density for Area B ranging from a minimum of 35 units per net residential hectare up to a maximum of 150 units per net residential hectare. Policy 12.7.1.5 of VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights states that the area included in the calculation of Residential Density for Nashville Heights shall be based on a net residential hectare, which includes the lands for local and primary roads, the lands for dwelling units, and stormwater management pond facilities, but excluding lands associated with protected natural features such as woodlots, valleylands and wetlands and the Nashville Cemetery. Density shall be calculated on a Block Plan basis, and the Draft Plans of Subdivision and Site Plans shall conform. The Development proposes a residential density of 27 units per net residential hectare,

which does not meet the minimum required density range for Area B. However, the proposed density of 27 units per net residential hectare for the Subject Lands complies with the above policy when considering the overall residential density calculation for Nashville Heights, which is mostly developed or approved for development.

The “Natural Area” designation consists of natural heritage components that include, but are not limited to, valley and stream corridors, wetlands, woodlands, and significant wildlife habitat and their minimum vegetation protection zones. The Development proposes townhouses within the “Natural Area” designation. The “Natural Areas” designation recognizes the tributary (i.e. valley and stream corridor) that traverses the Subject Lands, which is regulated by the Toronto and Region Conservation Authority (‘TRCA’).

Policy 12.7.8.2 states that the location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may change without requiring an amendment to VOP 2010. The tributary is proposed to be relocated within the 14m MTO setback shown on Attachment 2 (Block 38). The appropriateness of relocating this natural feature must be evaluated through a detailed review of the Applications in consultation with the TRCA.

The southern half of the Subject Lands are located within an area identified as “Major Mackenzie Drive Alignment Special Study Area”. Since the approval of VOP 2010, Major Mackenzie Drive has been temporarily realigned at the intersection of Huntington Road until the final alignment of Major Mackenzie Drive is completed.

The northeast limit of the Subject Lands from Huntington Road to the southern limit of the Subject Lands is also identified as a “Collector Road” by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights. The Draft Plan of Subdivision submitted with the Applications identifies this Collector Road as the “Huntington Road By-Pass”, as shown on Attachment 2, which will connect with the final alignment of Major Mackenzie Drive, once completed.

***Amendments to Zoning By-law 1-88 are required to facilitate the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, which does not permit townhouse units. The Owner is proposing to rezone the portion of the Subject Lands zoned “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone”, in the manner shown on Attachment 3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
a.	Definition of a “Street Townhouse Dwelling”	Means a townhouse which is located on its own lot which abuts a public street.	Means a townhouse which is located on its own lot which abuts a public lane.
b.	Minimum Lot Area for a Lot Accessed by a Lane	180 m <sup>2</sup>	167 m <sup>2</sup>
c.	Minimum Lot Depth for a Lot Accessed by a Lane	30 m	27.5 m

The portions of the Subject Lands currently zoned “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” are proposed to remain the same.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
a.	Conformity and Consistency with Provincial Policies / Plans, and York Region and City of Vaughan Official Plans	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of statutory Provincial policies including the Provincial Policy Statement 2014 (‘PPS’) and the Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), and the policies of the York Region Official Plan (‘YROP’), and the City of Vaughan Official Plan (‘VOP 2010’).</li> </ul>
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>The appropriateness of the proposed rezoning of the Subject Lands to permit the Development as shown on Attachment 3, will be reviewed in consideration of the existing and planned surrounding land uses with particular</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		consideration given to appropriate development standards.
c.	Nashville Heights Block 61 West Plan	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed to ensure consistency with the approved Block 61 West Plan.</li> <li>▪ The relocation of the park to Block 36 and the realignment of the tributary to Block 38 (Attachment 2) will be considered in the City's review of the Applications in consultation with the TRCA and shall be reflected in the Block 61 West Plan, should it be approved.</li> </ul>
d.	Studies and Reports	<ul style="list-style-type: none"> <li>▪ The following studies and reports in support of the Applications must be approved to the satisfaction of the City and/or respective approval authority: <ul style="list-style-type: none"> <li>- Planning Opinion Report</li> <li>- Traffic Impact Assessment</li> <li>- Archaeological Assessment</li> <li>- Environmental Noise Assessment</li> <li>- Functional Servicing Report</li> </ul> </li> <li>▪ Additional studies/reports may be required as part of the development application review process.</li> </ul>
e.	Future Site Development Application	<ul style="list-style-type: none"> <li>▪ A future Site Development Application is required to facilitate the Development, should the Applications be approved. The review of the Site Development Application will consider, but not be limited to, the following matters: <ul style="list-style-type: none"> <li>- Appropriate built form, site design, building elevations (including upgraded and visible flankage elevations) and materials, orientation of units and enhanced landscaping</li> <li>- Pedestrian and barrier-free accessibility to / from and throughout the site</li> <li>- Location of air conditioning units</li> <li>- Proper vehicular (including service vehicles such as fire and garbage trucks) turning</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		<p>movements, particularly within the proposed laneway</p> <ul style="list-style-type: none"> <li>– Integration of the proposed development with the existing and future development in the community</li> <li>– Provision of sufficient snow storage area(s)</li> <li>– Implementation of appropriate waste collection design standards</li> <li>– Implementation of appropriate site servicing and grading</li> <li>– Implementation of proper stormwater management and retention measures to ensure any runoff/drainage is properly maintained on site.</li> </ul>
f.	Urban Design and Architectural Design Guidelines	<ul style="list-style-type: none"> <li>▪ Future residential development must conform to the approved Urban Design Guidelines and Architectural Design Guidelines for the Block 61 West Nashville Heights Community, prepared by John G. Williams Architect, should the Application be approved.</li> </ul>
g.	Future Part Lot Control Application	<ul style="list-style-type: none"> <li>▪ A Part Lot Control Exemption Application is required to create the individual lots within each proposed townhouse block.</li> </ul>
h.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>▪ The Subject Lands are partially located within the TRCA's regulated area and therefore, must be reviewed by the TRCA.</li> <li>▪ The appropriateness of relocating the natural feature on the Subject Lands must be evaluated through a detailed review of the Applications in consultation with the TRCA.</li> <li>▪ Matters regarding the establishment of the development limits, building setbacks, buffer areas, tree preservation, geotechnical requirements, servicing, and the dedication / conveyance of open space lands to either the City of Vaughan or the TRCA will be reviewed through the review of the subject Applications and the related Site Development Application.</li> </ul>

	MATTERS TO BE REVIEWED	COMMENTS
i.	Approved Source Protection Plan	<ul style="list-style-type: none"> <li>The Subject Lands are located within the WHPA-Q (Wellhead Protection Area - Recharge Management Area) as identified in the approved Source Protection Plan which provides policies for protecting the drinking water sources/supply. The Owner is required to satisfy the requirements of the TRCA.</li> </ul>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, energy efficient lighting, reduction in pavement, bird-friendly treatments, etc., will be reviewed and implemented through the Site Development Application process, if the Applications are approved.</li> <li>In accordance with the City of Vaughan's Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Application Score.</li> </ul>
k.	Parkland Dedication	<ul style="list-style-type: none"> <li>A 0.75 ha park block (i.e. parkette) is proposed in order to meet parkland dedication requirements in accordance with the <i>Planning Act</i>.</li> <li>Should the park block not satisfy the parkland dedication requirements, the Owner will be required to pay to the City of Vaughan, cash-in-lieu of the dedication of parkland, prior to the issuance of a Building Permit, in accordance with the <i>Planning Act</i> and the City of Vaughan's Cash-in-Lieu of Parkland Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Vaughan Legal Department, Real Estate Division.</li> </ul>
l.	Allocation and Servicing	<ul style="list-style-type: none"> <li>The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing allocation</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENTS</b>
		is unavailable, the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once Vaughan Council identifies and allocates servicing capacity to the Subject Lands.
m.	Ministry of Transportation ('MTO') - Highway 427 Extension and Huntington Road By-Pass	<ul style="list-style-type: none"> <li>▪ The abutting lands south of the Subject Lands are being reserved for the construction of the future interchange at the Highway 427 extension and realigned Major Mackenzie Drive ('interchange') as shown on Attachment 1.</li> <li>▪ The construction of the proposed Huntington Road By-Pass (i.e. realignment) shown on Attachment 2 is required to reconnect Huntington Road to Major Mackenzie Drive, and is planned to take place in conjunction with the construction of the interchange.</li> <li>▪ The Owner is required to satisfy the requirements of MTO, including the proposed 14 m MTO setback (Block 38) adjacent to the future interchange, as shown on Attachment 2.</li> </ul>

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered. The Owner has made a request to exempt the Official Plan Amendment Application from York Region approval.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Letizia D'Addario, Planner, Development Planning Department, ext. 8213.

### **Attachments**

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-19V001
3. Conceptual Site Plan and Proposed Zoning
4. Approved Block 61 West Plan - November 29, 2011 (As Revised June 19, 2018)

### **Prepared by**

Letizia D'Addario, Planner, ext. 2813

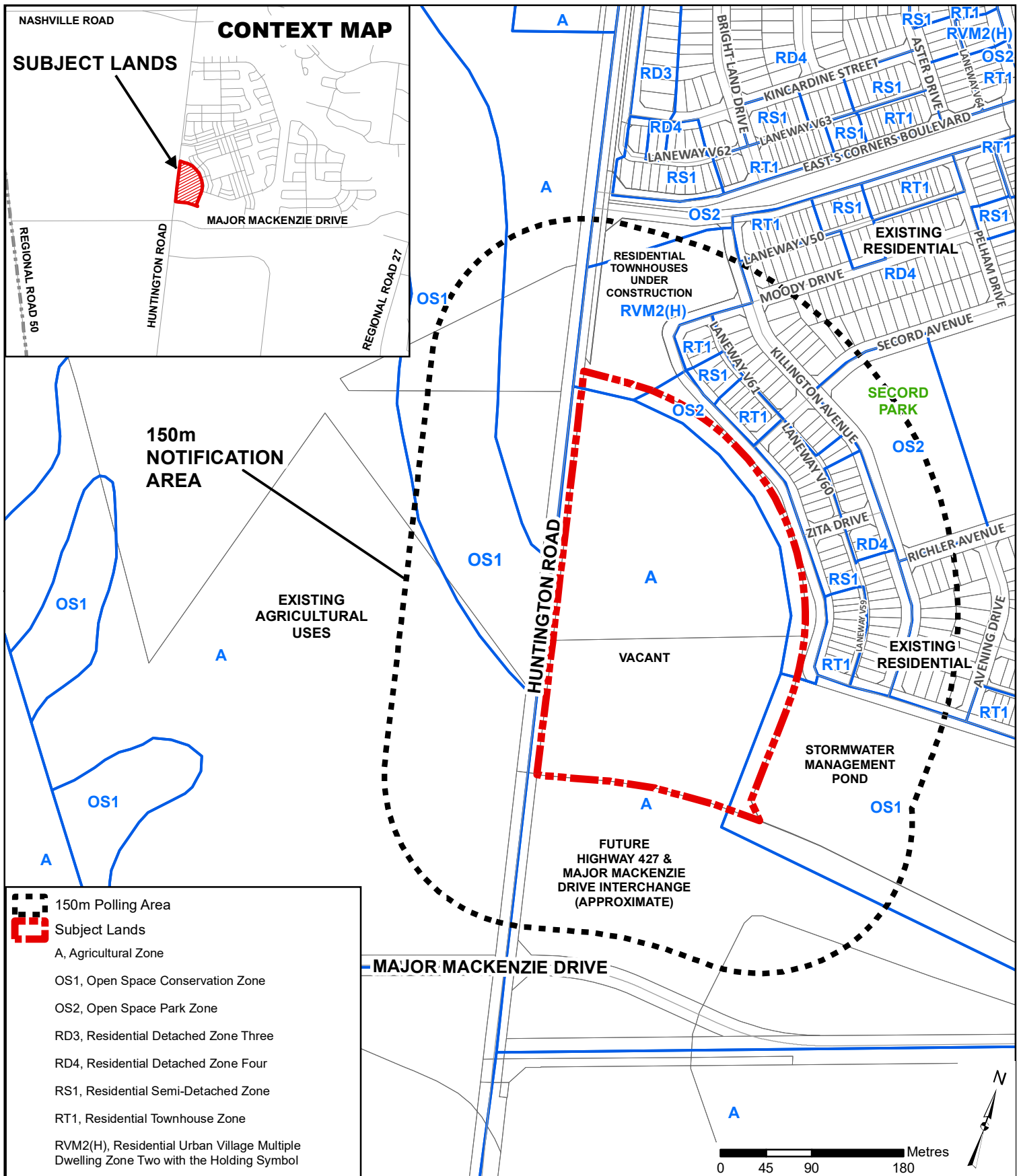
Clement Messere, Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG





## Context and Location Map

**Location:** Part of the West Half of Lot 21 and Part of Lot 22, Concession 9

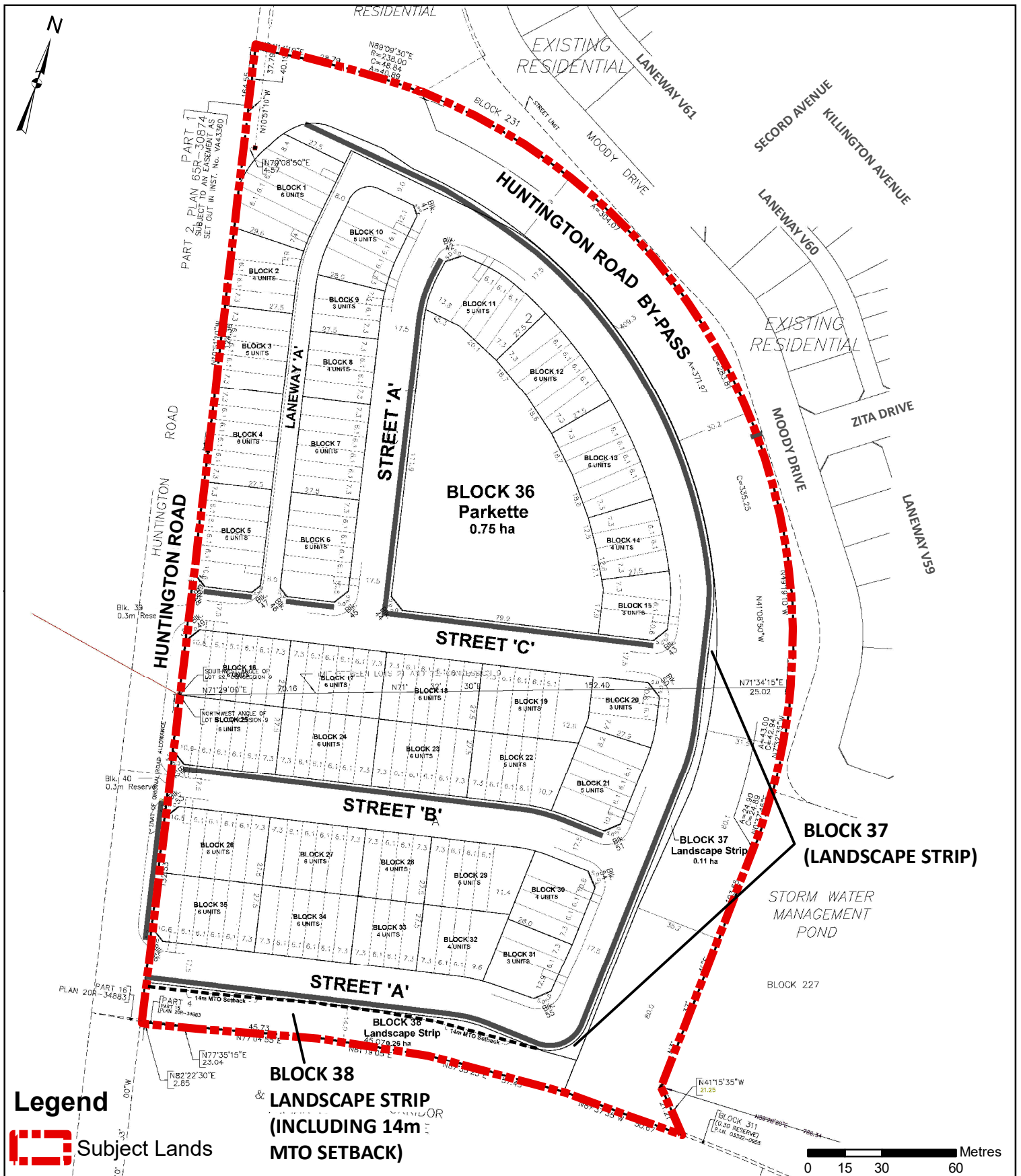
**Applicant:** Nashville Developments (South) Inc. & Nashville Major Developments Inc.

## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
June 4, 2019

**1**



## Draft Plan of Subdivision File 19T-19V001

**Location:** Part of the West Half of Lot 21 and  
Part of Lot 22, Concession 9  
**Applicant:** Nashville Developments (South) Inc. &  
Nashville Major Developments Inc.



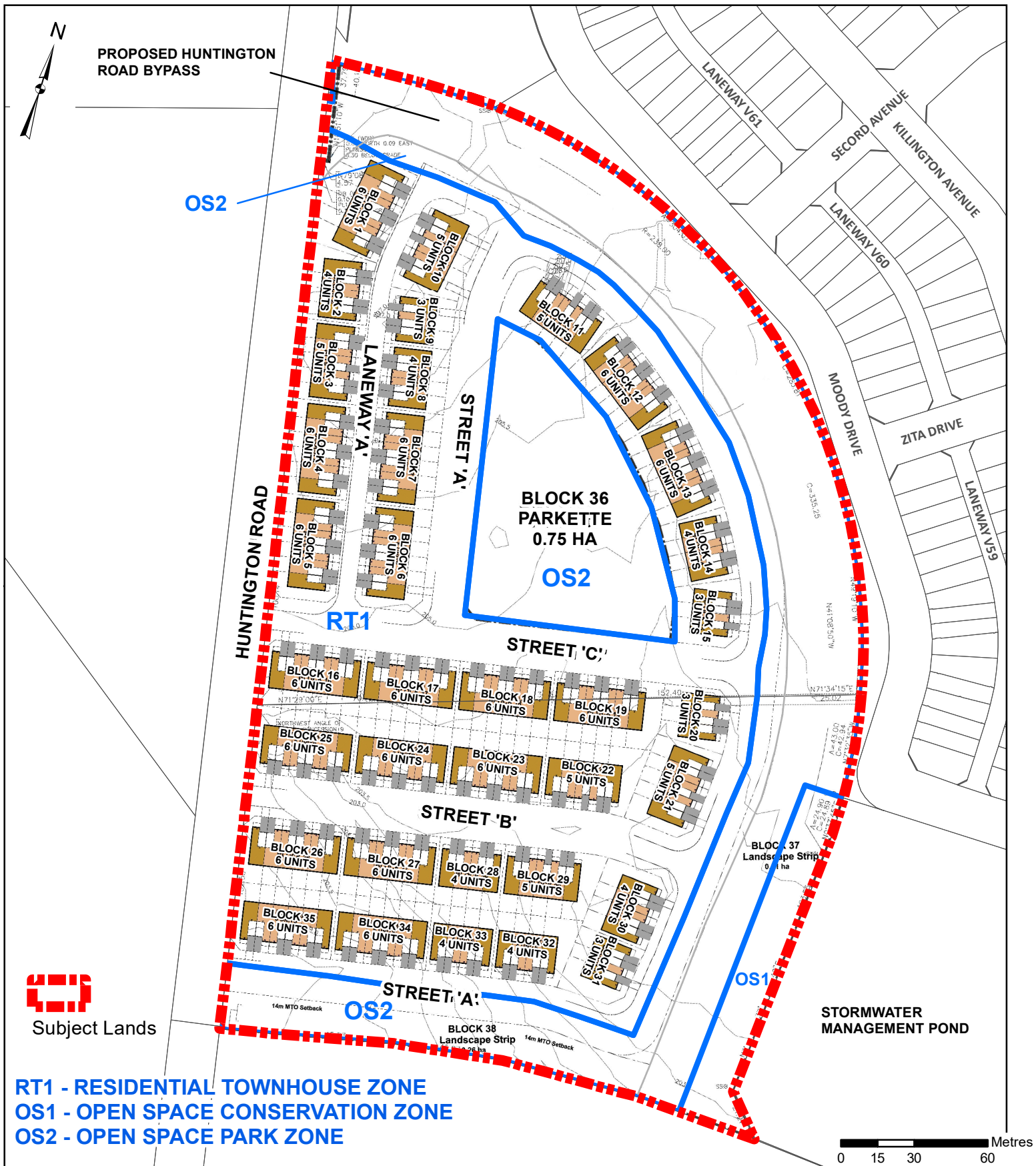
Page 86

## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
June 4, 2019

**2**



# Conceptual Site Plan & Proposed Zoning

**Location:** Part of the West Half of Lot 21 and Part of Lot 22, Concession 9

**Applicant:** Nashville Developments (South) Inc. & Nashville Major Developments Inc.



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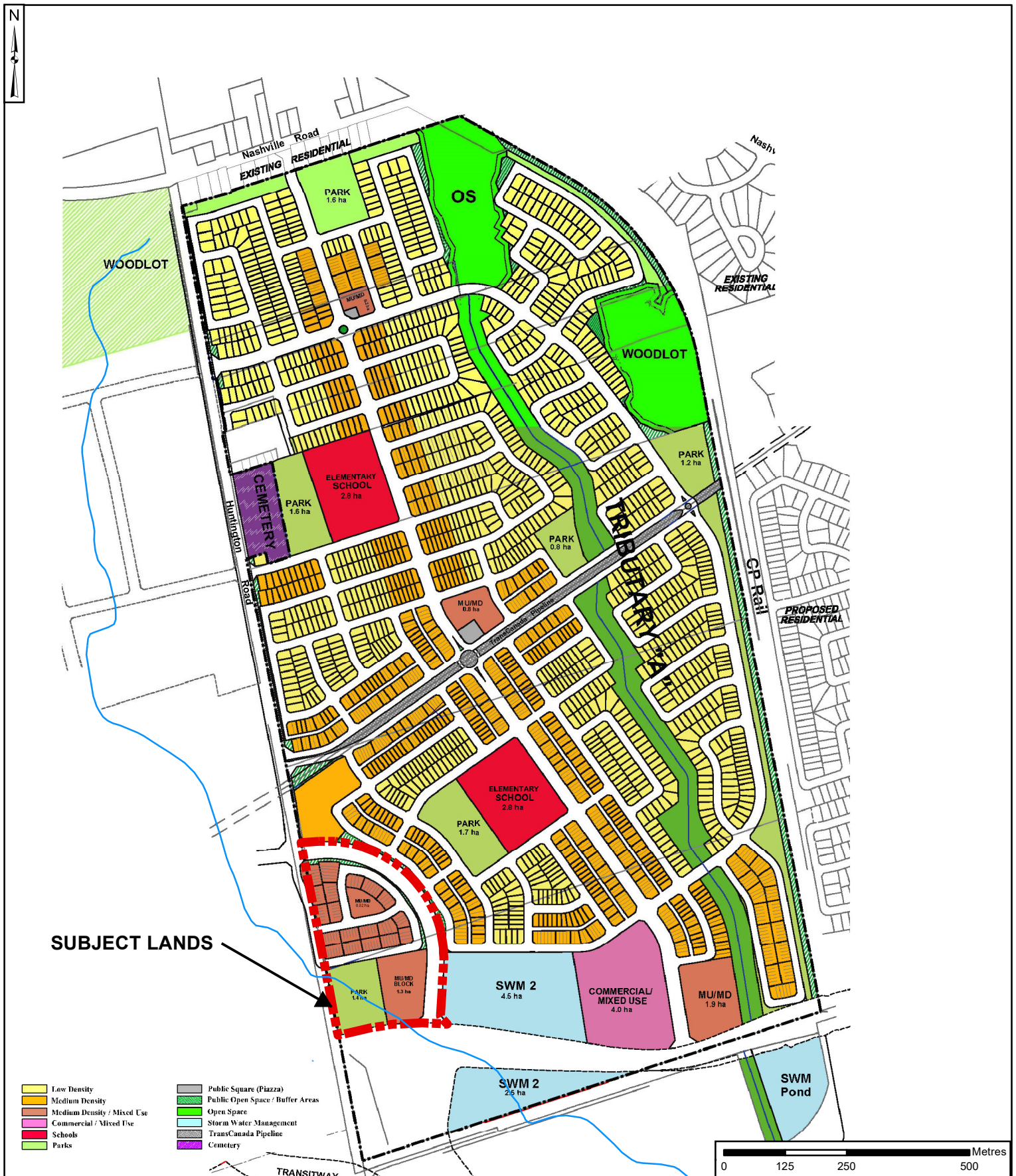
## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
June 4, 2019

3





## Approved Block 61 West Plan - November 29, 2011 (As Revised June 19, 2018)

**LOCATION:** Part of the West Half of Lot 21 and  
Part of Lot 22, Concession 9

**APPLICANT:** Nashville Developments (South) Inc. &  
Nashville Major Developments Inc.

## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
June 4, 2019

**4**

## Committee of the Whole (Public Hearing) Report

---

**DATE:** Tuesday, June 04, 2019

**WARD(S):** 1

**TITLE: CONDOR PROPERTIES (FENMARCON) INC.  
ZONING BY-LAW AMENDMENT FILE Z.19.007  
DRAFT PLAN OF SUBDIVISION 19T-19V002**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.007 and 19T-19V002 for the Subject Lands shown on Attachment 1, to permit a 98,522 m<sup>2</sup> warehouse/distribution centre, with 2,048 m<sup>2</sup> of accessory office uses, accessory buildings including a gatehouse and kiosk, two satellite electrical room buildings, and parking for employees, visitors, trailers, tractor-trailers, tractors, vans, and a snow cleaning machine on a concrete pad as shown on Attachments 2 to 4.

### **Report Highlights**

- To receive input from the public and Committee of the Whole regarding a 98,522 m<sup>2</sup> warehouse/distribution centre with 2,048 m<sup>2</sup> of accessory office uses, accessory buildings including a gatehouse and kiosk, two satellite electrical room buildings, and parking for employees, visitors, trailers, tractor-trailers, tractors, vans, and a snow cleaning machine on a concrete pad.
- Zoning By-law Amendment and Draft Plan of Subdivision approval are required to permit the proposed development.
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

## **Recommendations**

1. THAT the Public Hearing report for the Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.007 and 19T-19V002 (Condor Properties (Fenmarcon) Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 1 are located on the west side of Jane Street, north of Teston Road, east of Highway 400 and are municipally known as 11110 Jane Street. The surrounding land uses are shown on Attachment 1. The Subject Lands are currently used for agricultural uses.

The proposed warehouse/distribution centre (the 'Development'), as shown on Attachments 2 to 5, consists of a 98,522 m<sup>2</sup> warehouse/distribution centre, 2,048 m<sup>2</sup> of accessory office uses, accessory buildings including a gatehouse, kiosk, two satellite electrical room buildings, and parking for employees, visitors, trailers, tractor-trailers, tractors, vans, and a snow cleaning machine on a concrete pad.

### ***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the Development***

The Owner has submitted the following applications (the 'Applications') to permit the Development:

1. Zoning By-law Amendment File Z.19.007 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" to "EM1 Prestige Employment Zone" and "OS1 Open Space Conservation Zone" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report; and,
2. Draft Plan of Subdivision File 19T-19V002, as shown on Attachment 3, to facilitate a Plan of Subdivision (the 'Draft Plan') consisting of the following:

<b>Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Buildings</b>
1	Prestige and General Employment	36.672	5
2	Road Widening	0.330	N/A
3	Buffer	0.088	N/A
Public Road	Street '1'	2.527	N/A
<b>TOTAL</b>		<b>39.144</b>	<b>1</b>

***Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol***

- a) Date the Notice of Public Hearing was circulated: May 10, 2019.

The Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report to be considered at a future Committee of the Whole meeting.

**Previous Reports/Authority**

None

**Analysis and Options**

***The proposed Development conforms to Vaughan Official Plan ("VOP 2010")***

The Subject Lands are designated as "Prestige Areas", "General Employment Area", "Potential Valley and Stream Corridor", and "Stormwater Management Facility by VOP 2010 Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan, (OPA 637) which amended OPA 450 and OPA 600.

The Subject Lands are located in the Block 34 East Planning Area. The Highway 400 North Employment Lands Secondary Plan is reliant on policies in OPA 450 and OPA 637. Policies in OPA 450 continue to apply to Block 34 East. In accordance with Section 3.4.2 of OPA 450 a Block Plan is required for greenfield development. A Block Plan Application has been submitted (File BL.34E.2014) for the portion of Block 34 East located south of the Subject Lands. The portion of Block 34 East north of the Subject Lands, comprise three large parcels, and do not form part of the Block Plan Land Owner's Group. The Subject Lands are not included as part of Block Plan Application BL.34E.2014, however they are subject to the Block Plan policy requirements.

In the absence of the Subject Lands being part of Block Plan Application BL.34E.2014, all the supporting studies have been prepared and include analysis similar to a Block Plan review. Accordingly, the studies are required to reflect the Block Plan policies of VOP 2010, specifically policies 10.1.1.15 through 10.1.1.19 and 10.1.1.23 through 10.1.1.25. This would ensure that any development on the Subject Lands reflects and is consistent with the work being undertaken as part of the Block Plan review.

***Amendments to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit Prestige Employment uses. The Owner is proposing to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
a.	Definition of a Front Lot Line	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph. If the lot is a corner lot with a sight triangle then the centre point of the lot line shall be the intersection point of the two lot lines.	The Front Lot Line shall be the lot line along the public road directly parallel to Jane Street.



	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
b.	Minimum Parking Requirements	<p>For Employment Uses Other than Warehousing (Building with greater than 3,700m<sup>2</sup> of Gross Floor Area (GFA);</p> <p><u>Employment:</u></p> <p>Employment Use:</p> <p>98,522 m<sup>2</sup> @ 1.5 spaces/100 m<sup>2</sup> = 1478 spaces</p> <p>Accessory Office:</p> <p>2,048 m<sup>2</sup> @ 2.0 spaces/100 m<sup>2</sup> = 41 spaces</p> <p>Total Required Parking: = 1519 spaces</p>	<p>0.83 parking spaces per 100m<sup>2</sup> GFA devoted to the employment use plus 2.0 parking spaces per 100 m<sup>2</sup> GFA devoted to ancillary office use, plus the requirements for any other use, or 3.5 parking spaces per unit, whichever is greater. For the purposes of clarity, a gatehouse and kiosk structure shall be considered part of the employment use.</p> <p><u>Employment:</u></p> <p>Employment Use:</p> <p>98,522 m<sup>2</sup> @ 0.83 spaces/100 m<sup>2</sup> = 818 spaces</p> <p>Accessory Office:</p> <p>2,048 m<sup>2</sup> @ 2.0 spaces/100 m<sup>2</sup> = 41 spaces</p> <p>Total Required Parking: = 859 spaces</p>
c.	Parking Requirements Minimum Driveway Width	A parking area shall be provided with a means of access or driveway at least 5.4 m but not exceeding 7.5 m in width.	Access driveway width 9 m
d.	Parking Requirements (Minimum Distance of Intersection to Driveway)	Distance between an intersection of street lines and the nearest driveway: 15 m.	Distance between the street line and the nearest driveway: 5.75 m.

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
e.	Loading Space Requirements	Loading and unloading shall not be permitted between a building and a street.	Permit loading and unloading between a building and a highway or a street.
f.	Minimum Width of a Landscape Strip	3 m	2.4 m (along the new public road abutting Jane Street)
g.	Minimum Landscaping Requirement	7.5 m where an Employment Area zone abuts the boundary of lands zoned Open Space or Residential.	0 m
h.	Permitted Uses in Employment Zones and in the EM1 Zone	<ul style="list-style-type: none"> <li>- Employment Use</li> <li>- Accessory Retail Sales to an Employment Use</li> <li>- Accessory Office Uses to an Employment Use</li> <li>- Banquet Hall in a Single Unit Building, subject to Section 3.8</li> <li>- Bowling Alley, subject to Section 3.8</li> <li>- Business and Professional Offices, not including regulated health professional</li> <li>- Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, excepting Highway #7</li> <li>- Convention Centre, Hotel, Motel, subject to</li> </ul>	The parking of trucks, trailers, tractors, tractor trailers, vans, and a snow cleaning machine on a concrete pad shall be permitted and shall not be considered accessory outside storage.

	<b>Zoning By-law 1-88 Standard</b>	<b>EM1 Prestige Employment Area Zone Requirements</b>	<b>Proposed Exceptions to the EM1 Prestige Employment Area Zone Requirements</b>
		Section 3.8 - Funeral Home in a Single Unit building and subject to Section 3.8 - Car Brokerage - Office Building - Recreational Uses, including a golf driving range and miniature golf course - Service and Repair Shop - Any public garage legally existing as of the date of enactment of By-law 80-95.	
i.	Location of Accessory Buildings	No accessory building or structure shall be located in any yard, or area abutting a yard, which abuts Jane Street, or Highway 400.	Accessory buildings/structures to be located in the yard abutting Highway 400 (satellite electrical room, gatehouse and kiosk), and an accessory building in the yard abutting Jane Street (satellite electrical room).
j.	Maximum Building Height	15 m	30 m

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

***Following a preliminary review of the Applications, the Development Planning Department has identified the following matters to be reviewed in greater detail***

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	Consistency and Conformity with the PPS, Growth Plan, YROP 2010, VOP 2010, and OPA 450	<ul style="list-style-type: none"> <li>▪ The Applications will be reviewed for consistency with the <i>Provincial Policy Statement 2014</i> (the “PPS”), and for conformity with the <i>Growth Plan for the Greater Golden Horseshoe 2019</i> (the “Growth Plan”), the York Region Official Plan (“YROP 2010”) and VOP 2010.</li> <li>▪ The Applications will be reviewed in consideration of OPA 450.</li> </ul>
b.	Block Plan Application for lands in Block 34 East	<ul style="list-style-type: none"> <li>▪ A Block Plan Application has been submitted (File BL.34E.2014), for the lands south of the Subject Lands in Block 34 East.</li> <li>▪ The Subject Lands are not included as part of Block Plan Application BL.34E.2014.</li> <li>▪ The requisite studies submitted in support of the Applications must include analysis consistent with the documentation of the current Block Plan review.</li> </ul>
c.	Appropriateness of the Proposed Rezoning and Site- Specific Zoning Exceptions	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> <li>i) the scale and massing of the proposed buildings in relation to the surrounding lands</li> <li>ii) the proposed lot/block pattern, configuration, transition and built form compatibility in relation to the immediate surrounding area</li> <li>iii) the building height, lot frontage, lot coverage and setbacks</li> </ul> </li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		iv) the urban design policies of the Official Plan
d.	Studies and Reports	<ul style="list-style-type: none"> <li>Additional studies/reports may be required as part of the development application review process.</li> </ul>
e.	Cultural Heritage	<ul style="list-style-type: none"> <li>The Subject Lands are Listed on the City of Vaughan's Register of Cultural Heritage Value. The Owner is proposing to remove a dwelling identified on Vaughan's Register of Property of Cultural Heritage Value located on the Subject Lands.</li> <li>Staff have requested the submission of a Cultural Heritage Impact Assessment ('CHIA') for review. The Subject Lands may also contain significant archaeological potential and an archaeological assessment is required.</li> <li>The Subject Lands are not designated under Part IV, Section 29 or under Part V of the Ontario Heritage Act. Therefore, a Heritage Permit process is not required.</li> </ul>
f.	Parkland Dedication Requirements	<ul style="list-style-type: none"> <li>The Owner is required to provide parkland and/or cash-in-lieu of the dedication of parkland to the City of Vaughan in accordance with the <i>Planning Act</i> and the City's Parkland Dedication and Cash-in-lieu Policy, should the Applications be approved.</li> </ul>
g.	Functional Servicing Report/Allocation	<ul style="list-style-type: none"> <li>The Development Engineering Department must review and approve a Functional Servicing Report. The availability of water and sanitary servicing capacity for the Development must be identified and formally allocated by Vaughan Council, if the Applications are approved. Should allocation not be available, use of the Holding Symbol "(H)" will be considered for the Subject Lands.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Draft Plan of Subdivision	<ul style="list-style-type: none"> <li>Draft Plan of Subdivision File 19T-19V002 will be reviewed in consideration of the surrounding land uses, including all necessary conditions to ensure the appropriate road alignment and connection, servicing and grading and other municipal, regional and community agency requirements.</li> </ul>
i.	Sustainable Development	<ul style="list-style-type: none"> <li>Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect etc., will be reviewed.</li> <li>In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.</li> </ul>
j.	Toronto and Region Conservation Authority ('TRCA')	<ul style="list-style-type: none"> <li>The Applications will be reviewed by TRCA, regarding but not limited to, the location of Provincially Significant Wetlands and stream/valley corridors.</li> </ul>
k.	Source Water Protection Plan	<ul style="list-style-type: none"> <li>The Applications will be reviewed in consideration of the WHPA-Q Recharge Management Area, Significant Groundwater Recharge Area and Highly Vulnerable Aquifer as identified in the approved Source Protection Plan, which provides policies for protecting the drinking water sources/supply. All land development activities within the WHPA-Q area to maintain predevelopment recharge levels to the satisfaction of the TRCA and the City. The Owner is required to satisfy all water balance requirements of the TRCA and the City prior to finalization of the Site Development Application.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
I.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The Development must conform to the approved City-wide Urban Design Guidelines.</li> </ul>
m.	Ministry of Transportation (MTO)	<ul style="list-style-type: none"> <li>▪ The MTO require a Traffic Impact Study and a Stormwater Management Report for the entire Block 34 East. The Applications will be reviewed in consideration of the Block 34 East documents.</li> </ul>
n.	Site Development Application	<ul style="list-style-type: none"> <li>▪ A Site Development Application will be required to permit the development and will be reviewed in consideration of, but not limited to, appropriate building and site design, barrier free accessibility, pedestrian connectivity, vehicular access, internal traffic circulation, parking, landscaping (hard and soft), the location of permeable pavers, landscape buffers, fencing, environmental sustainability, bird friendly design, waste management, outdoor lighting designed to eliminate light spillage to neighbouring properties, stormwater management, and servicing and grading.</li> <li>▪ A Site Development Application can be processed concurrently with the Applications and be considered together in a comprehensive technical report to a future Committee of the Whole Meeting to ensure that the site-specific exceptions are identified in the implementing zoning by-law to facilitate the Development, if the Applications are approved.</li> </ul>

### **Financial Impact**

There are no financial requirements for new funding associated with this report.

### **Broader Regional Impacts/Considerations**

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues identified will be addressed when the technical report is considered.

The Subject Lands have frontage on Jane Street, which is a Regional Road. The Draft Plan of Subdivision includes a road widening block to meet the required right-of-way width identified in the YROP 2010.

### **Conclusion**

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council express at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Carol Birch, Planner at extension 8485.

### **Attachments**

1. Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Draft Plan of Subdivision
4. Conceptual Elevations

### **Prepared by**

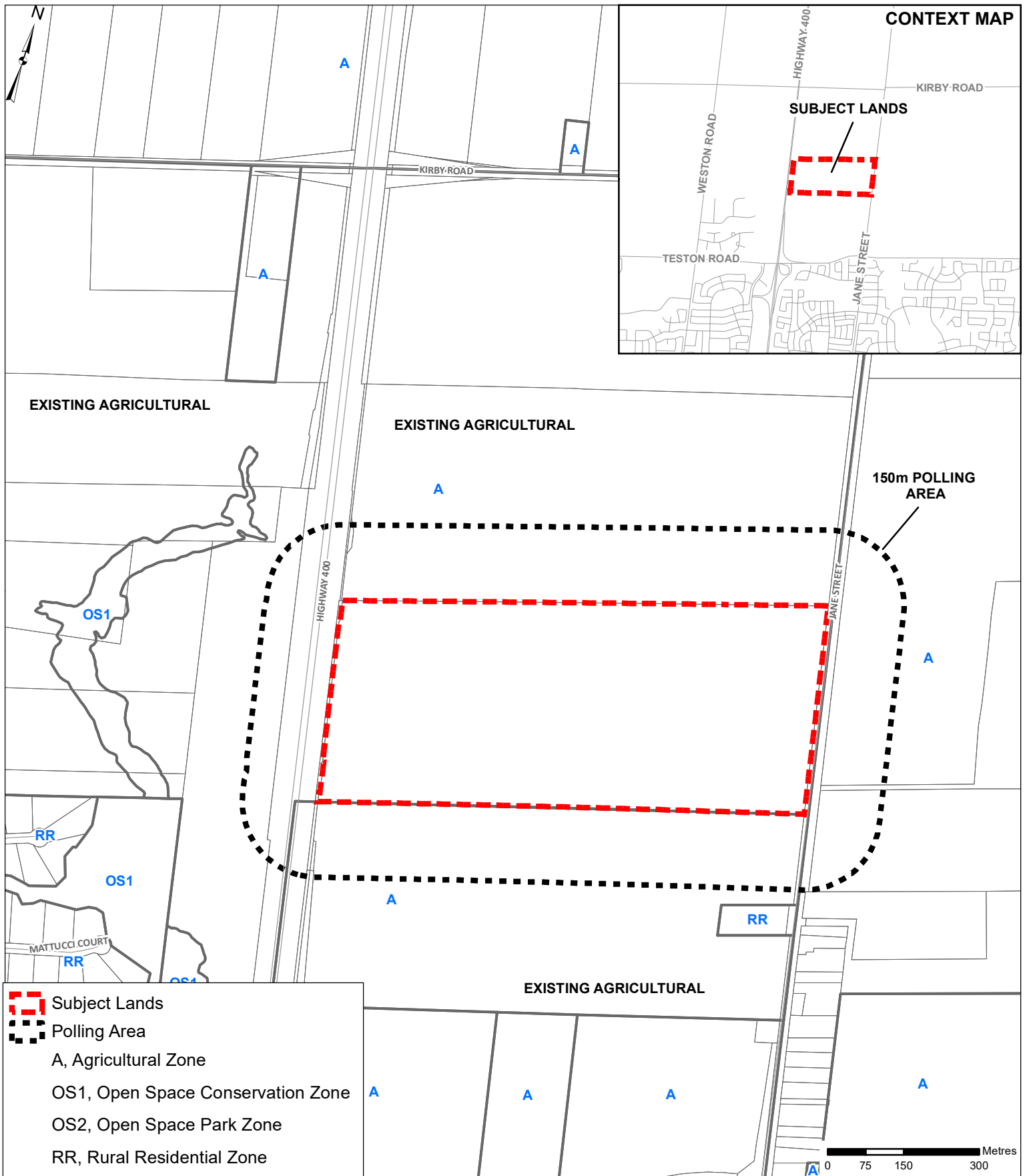
Carol Birch, Planner, ext. 8485

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning ext. 8407

/CM





## Location Map

**LOCATION:**  
Part of Lot 28, Concession 5

**APPLICANT:**  
Condor Properties (Fenmarcon) Inc.

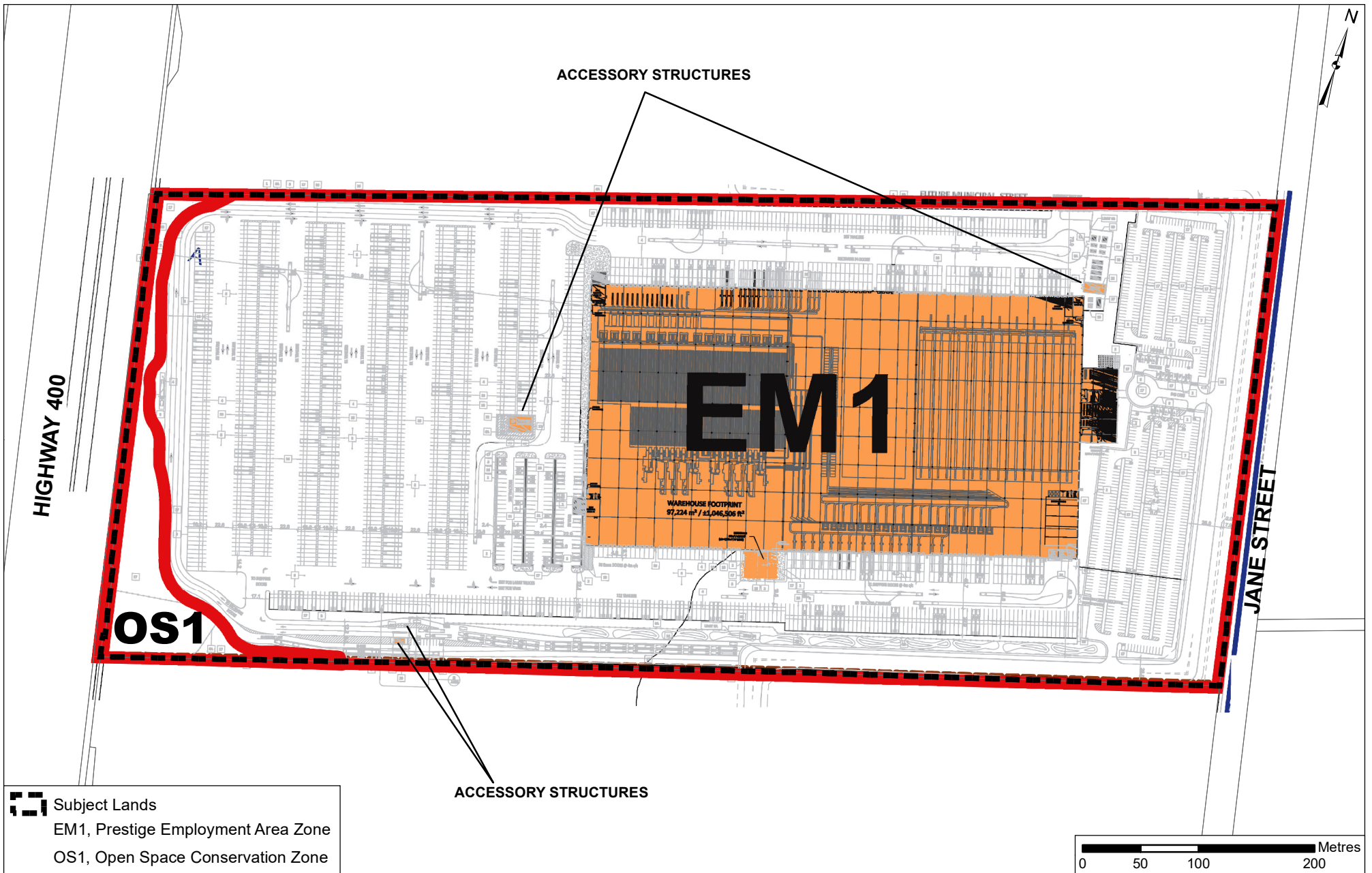


## Attachment

**FILES:**  
Z.19.007 & 19T-19V002

**DATE:**  
June 4, 2019

1



## Conceptual Site Plan and Proposed Zoning

**LOCATION:**  
Part of Lot 28, Concession 5

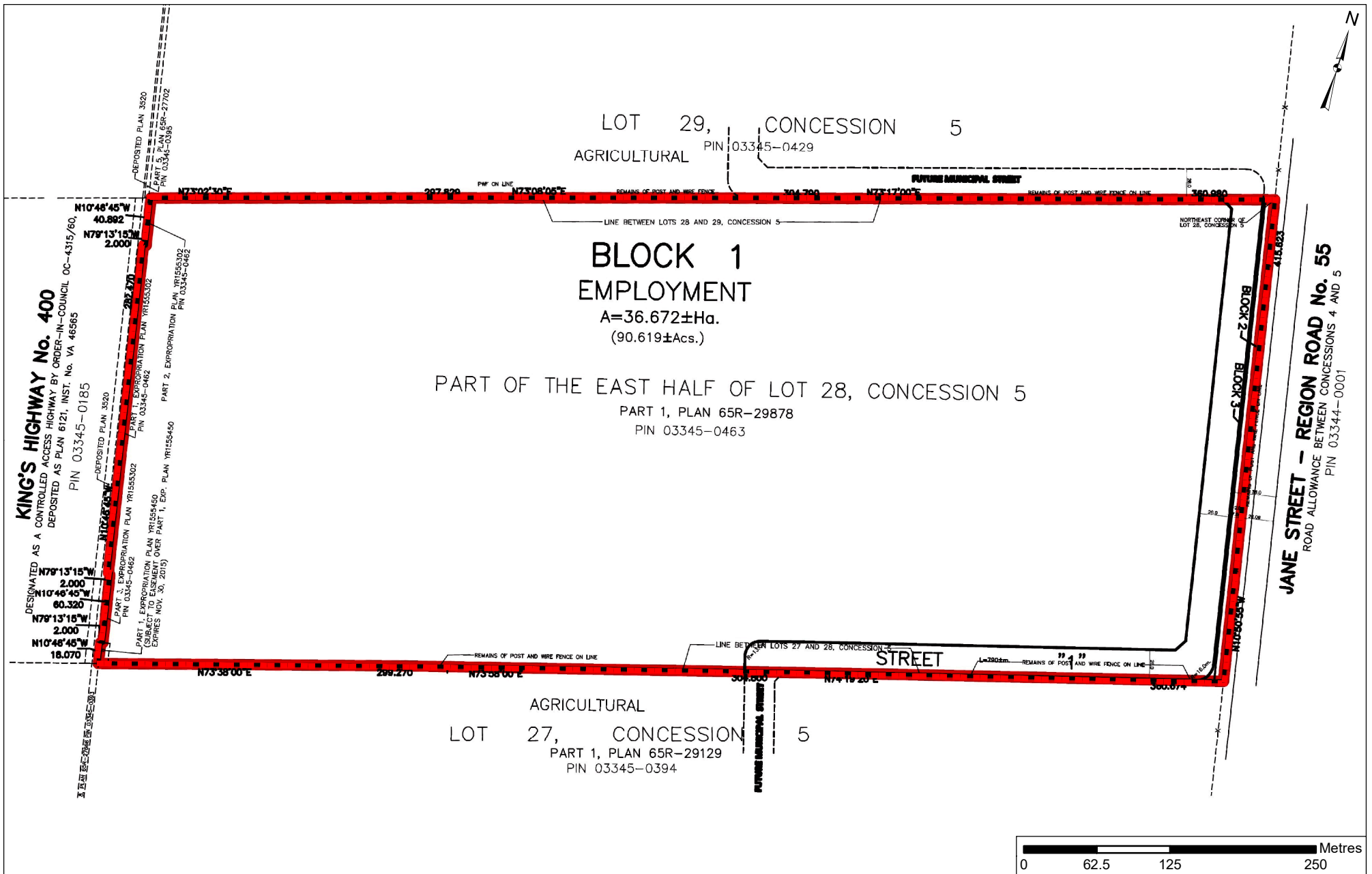
**APPLICANT:**  
Condor Properties (Fenmarcon) Inc.

## Attachment

**FILES:**  
Z.19.007 & 19T-19V002

**DATE:**  
June 4, 2019

2



# Draft Plan of Subdivision

**LOCATION:**  
 Part of Lot 28, Concession 5

**APPLICANT:**  
 Condor Properties (Fenmarcon) Inc.

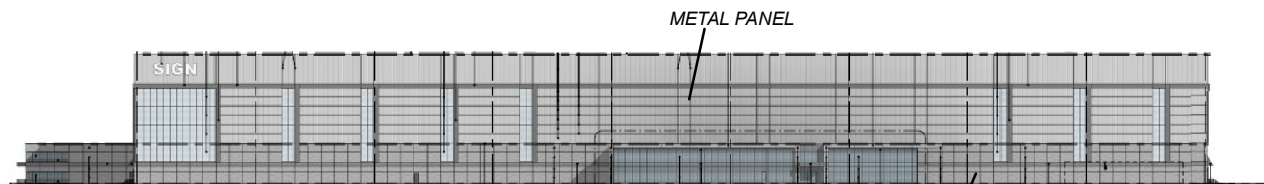


# Attachment

**FILES:**  
 Z.19.007 & 19T-19V002

**DATE:**  
 June 4, 2019

3



**FRONT (EAST) ELEVATION - FACING JANE STREET**



**SIDE (SOUTH) ELEVATION**



**SIDE (NORTH) ELEVATION**



**REAR (WEST) ELEVATION - FACING HIGHWAY 400**

## Conceptual Elevations

### LOCATION:

Part of Lot 28, Concession 5

### APPLICANT:

Condor Properties (Fenmarcon) Inc.



## Attachment

### FILES:

Z.19.007 & 19T-19V002

### DATE:

June 4, 2019

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